

**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:50 P.M. in Council Chambers of City Hall,  
400 Stewart Avenue, Las Vegas, Nevada

**ATTENDANCE:**

**PRESENT:** CHAIRMAN RICHARD TRUESDELL, MEMBERS BYRON GOYNES, STEVEN EVANS, LAURA McSWAIN, TODD NIGRO AND LEO DAVENPORT

**STAFF PRESENT:** ROBERT GENZER – PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., KYLE WALTON - PLANNING & DEVELOPMENT DEPT., ANDY REED – PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, GINA VENGLASS - PUBLIC WORKS, RICHARD SCHROEDER - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, DIANA DAVIS – CITY CLERK'S OFFICE, KRISTENE HONZIK – CITY CLERK'S OFFICE and DEENY ARAUJO – CITY CLERK'S OFFICE

**MINUTES:**

DAVID CLAPSADDLE, Planning and Development Department, briefly reviewed the following list of applications and the recommended actions for each:

Item 26 [SUP-2859]	Abeyance to 11/20/2003
Item 27 [SUP-2964]	Withdraw Without Prejudice
Item 31 [GPA-3036]	Abeyance to 11/20/2003
Item 32 [ZON-3037]	Abeyance to 11/20/2003
Item 33 [SDR-3039]	Abeyance to 11/20/2003
Item 34 [GPA-3043]	Abeyance to 11/6/2003
Item 35 [ZON-3044]	Abeyance to 11/6/2003
Item 36 [VAR-3083]	Abeyance to 11/6/2003
Item 37 [SDR-3045]	Abeyance to 11/6/2003
Item 38 [GPA-3050]	Withdraw Without Prejudice
Item 44 [GPA-3066]	Abeyance to 11/6/2003
Item 45 [ZON-3071]	Abeyance to 11/6/2003
Item 46 [SUP-3073]	Abeyance to 11/6/2003
Item 47 [SDR-3079]	Abeyance to 11/6/2003
Item 48 [MOD-3069]	Abeyance to 11/20/2003
Item 49 [SDR-3072]	Abeyance to 11/20/2003
Item 56 [ZON-3119]	Abeyance to 11/6/2003
Item 71 [SDR-2952]	Abeyance to 11/6/2003
Item 75 [VAC-2946]	Withdraw Without Prejudice

PLANNING COMMISSION MEETING OF OCTOBER 9, 2003  
Planning and Development Department  
Briefing

**MINUTES – Continued:**

With regard to Items 34 to 37, the applications for George Gekakis and Items 44 to 47, the applications for D.R. Horton, staff requested those items be held in abeyance due to improper notification. In order to accommodate the applications, they will be held to the 11/6/2003 Planning Commission meeting and then will be fast-tracked to the 11/19/2003 City Council meeting.

Regarding Item 38 [GPA-3050], Ewing Brothers, MR. CLAPSADDLE stated that the General Plan Amendment is being withdrawn inasmuch as it is no longer required. The remaining items will be heard.

With regard to Item 79 [DIR-2950], staff recommended this be brought forward.

**CONDITION CHANGES:**

Item 43 [SDR-3062], staff recommended Condition 5 be deleted in its entirety. Condition 6 will be amended and will be discussed when the item is heard.

Item 78 [SDR-3054] – GINA VENGLASS, Public Works Department, stated that Condition 8 would be modified and the applicant has agreed to the change.

**MISCELLANEOUS:**

MR. CLAPSADDLE explained that staff has recommended all the special use extensions for Centennial Center be set for five years.

**MEETING ADJOURNED AT 5:53 P.M.**

**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL .

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

PRESENT: CHAIRMAN RICHARD TRUESDELL, MEMBERS BYRON GOYNES, STEVEN EVANS, LAURA McSWAIN, TODD NIGRO AND LEO DAVENPORT

STAFF PRESENT: ROBERT GENZER – PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., KYLE WALTON - PLANNING & DEVELOPMENT DEPT., ANDY REED – PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, GINA VENGLASS - PUBLIC WORKS, RICHARD SCHROEDER - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, DIANA DAVIS – CITY CLERK'S OFFICE, KRISTENE HONZIK – CITY CLERK'S OFFICE and DEENY ARAUJO – CITY CLERK'S OFFICE

(6:00)

***AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT***  
**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**SUBJECT:**

Approval of the minutes of the September 25, 2003 Planning Commission Meetings

**MOTION:**

**NIGRO - APPROVED - UNANIMOUS**

**MINUTES:**

There was no discussion.

(6:07)

**1-56**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.**

**ACTIONS:**

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

**CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.**

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**CHAIRMAN TRUESDELL noted the Rules of Conduct.**

**PLANNING COMMISSION MEETING RULES OF CONDUCT.**

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

*City of Las Vegas*

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**TMP-3049 - CENTENNIAL PARKWAY AND EL CAPITAN WAY (A COMMERCIAL SUBDIVISION) - ERNEST A. BECKER IV AND KATHLEEN C. BECKER FAMILY TRUST - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 2.41 acres adjacent to the southeast corner of El Capitan Way and Centennial Parkway (APN: 125-29-501-001), T-C (Town Center) Zone, Ward 6 (Mack).**

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED Item 1 through 16 subject to conditions – UNANIMOUS with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with the Becker Family Trust and D.R. Horton and TRUEDELL abstaining on Items 4 through 14 as his firm is currently negotiating for a site owned by Centennial Center Liability Company.**

**This is Final Action.**

**MINUTES:**

CHAIRMAN TRUEDELL stated this is a Consent item.

(6:30 – 6:32)

**1-783**

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.



PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 1 – TMP-3049

**CONDITIONS – Continued:**

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-2540) and the Town Center Development Standards manual.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Petition of Vacation VAC-1284 shall record prior to the recordation of a Final Map overlying or abutting the area to be vacated.
7. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
  - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
  - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
  - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
8. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the south and east boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
9. Site development to comply with all applicable conditions of approval for SDR-2540 and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 1 – TMP-3049

**CONDITIONS – Continued:**

10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**TMP-3055 - LOG CABIN RANCH - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.** - Request for a Tentative Map FOR A 7-LOT SUBDIVISION on 228.7 acres adjacent to the southeast corner of the Moccasin Road alignment and the Durango Drive alignment (APN: 125-04-001-001, 002, 003, 005, 006, 007, and 008, 125-05-604-047), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED Item 1 through 16 subject to conditions – UNANIMOUS with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with the Becker Family Trust and D.R. Horton and TRUESDELL abstaining on Items 4 through 14 as his firm is currently negotiating for a site owned by Centennial Center Liability Company.**

**This is Final Action.**

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:30 – 6:32)

**1-783**

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 2 – TMP-3055

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. Site development to comply with all applicable conditions of approval for Rezoning application Z-0001-99, VAR-2419 and Site Development Plan Review application SDR-1395.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Site development to comply with all applicable conditions of approval for Rezoning application Z-1-99, Site Development Plan Review SDR-1395 and all other subsequent site-related actions.
7. Coordinate with the Collection Systems Planning section of the Department of Public Works to discuss issues related to the proposed sanitary sewer alignment. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits or the recordation of a Final Map for this site as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. Required modifications to existing Regional Flood Control facilities, if any, must be approved by the Flood Control Section of the City of Las Vegas Department of Public Works, the Regional Flood Control District, and the City of North Las Vegas prior to the issuance of any permits adjacent to or overlying the facilities.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 2 – TMP-3055

**CONDITIONS – Continued:**

9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**TMP-3068 - DAY DAWN FUSION - VTN NEVADA ON BEHALF OF DAY STAR VENTURES LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 57 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.01 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road (APN: 138-08-101-001, 002, 003, and 004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 4 (Brown).

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED** Item 1 through 16 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with the Becker Family Trust and D.R. Horton and TRUESEDELL abstaining on Items 4 through 14 as his firm is currently negotiating for a site owned by Centennial Center Liability Company.

**This is Final Action.**

**MINUTES:**

CHAIRMAN TRUESEDELL stated this is a Consent item.

(6:30 – 6:32)

**1-783**

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 3 – TMP-3068

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. Site development to comply with all applicable conditions of approval for Rezoning application ZON-2415, Variance application VAR-2419 and Site Development Plan Review application SDR-2418.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the west boundary of this site prior to construction of hard surfacing (asphalt or concrete).
7. Site development to comply with all applicable conditions of approval for ZON-2415 and all other subsequent site-related actions.
8. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**EOT-3008 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0073-01) WHICH ALLOWED A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) south of Centennial Center Boulevard, approximately 1,260 feet north of Tropical Parkway (a portion of APN:125-28-610-004), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 11/19/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED Item 1 through 16 subject to conditions – UNANIMOUS with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with the Becker Family Trust and D.R. Horton and TRUESDELL abstaining on Items 4 through 14 as his firm is currently negotiating for a site owned by Centennial Center Liability Company.**

**To be heard by the City Council on 11/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:30 – 6:32)

**1-783**



PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 4 – EOT-3008

**CONDITIONS:**

Planning and Development

1. This Extension of Time shall expire on 09/05/08.
2. Compliance with all Conditions of Approval of the original Special Use Permit (U-0073-01).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**EOT-3009 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0074-01) WHICH ALLOWED A GAMING ESTABLISHMENT (RESTRICTED) IN CONJUNCTION WITH A PROPOSED TAVERN south of Centennial Center Boulevard, approximately 1,260 feet north of Tropical Parkway (a portion of APN: 125-28-610-004), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 11/19/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

0
---

**City Council Meeting**

--

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

0
---

**City Council Meeting**

--

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED Item 1 through 16 subject to conditions – UNANIMOUS with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with the Becker Family Trust and D.R. Horton and TRUESDELL abstaining on Items 4 through 14 as his firm is currently negotiating for a site owned by Centennial Center Liability Company.**

**To be heard by the City Council on 11/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:30 – 6:32)

**1-783**

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 5 – EOT-3009

**CONDITIONS:**

Planning and Development

1. This Extension of Time shall expire on September 5, 2008.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0074-01).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**EOT-3010 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0076-01) WHICH ALLOWED A PROPOSED SUPPER CLUB on the north side of Tropical Parkway, approximately 640 feet west of the intersection of Tropical Parkway and Centennial Center Boulevard (a portion of APN: 125-28-610-004), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 11/19/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

0
---

**City Council Meeting**

--

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

0
---

**City Council Meeting**

--

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED Item 1 through 16 subject to conditions – UNANIMOUS with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with the Becker Family Trust and D.R. Horton and TRUESDELL abstaining on Items 4 through 14 as his firm is currently negotiating for a site owned by Centennial Center Liability Company.**

**To be heard by the City Council on 11/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:30 – 6:32)

**1-783**

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 6 – EOT-3010

**CONDITIONS:**

Planning and Development

1. This Extension of Time shall expire on 09/05/08.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0076-01).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**EOT-3011 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0077-01) WHICH ALLOWED A PROPOSED SUPPER CLUB on the north side of Tropical Parkway, approximately 560 feet west of the intersection of Tropical Parkway and Centennial Center Boulevard (a portion of APN: 125-28-610-004), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 11/19/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED Item 1 through 16 subject to conditions – UNANIMOUS with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with the Becker Family Trust and D.R. Horton and TRUESDELL abstaining on Items 4 through 14 as his firm is currently negotiating for a site owned by Centennial Center Liability Company.**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:30 – 6:32)

**1-783**

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 7 – EOT-3011

**CONDITIONS:**

Planning and Development

1. This Extension of Time shall expire on September 5, 2008.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0077-01).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**EOT-3012 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0078-01) WHICH ALLOWED A PROPOSED SUPPER CLUB on the north side of Tropical Parkway, approximately 600 feet west of the intersection of Tropical Parkway and Centennial Center Boulevard (a portion of APN: 125-28-610-004), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 11/19/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED Item 1 through 16 subject to conditions – UNANIMOUS with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with the Becker Family Trust and D.R. Horton and TRUESDELL abstaining on Items 4 through 14 as his firm is currently negotiating for a site owned by Centennial Center Liability Company.**

**To be heard by the City Council on 11/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:30 – 6:32)

**1-783**

**CONDITIONS:**

Planning and Development

1. This Extension of Time of an approved shall expire on September 5, 2008.



PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 8 – EOT-3012

**CONDITIONS – Continued:**

2. Compliance with all Conditions of Approval of the Special Use Permit (U-0078-01).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**EOT-3013 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0079-01) WHICH ALLOWED A PROPOSED SUPPER CLUB on the north side of Tropical Parkway, approximately 690 feet west of the intersection of Tropical Parkway and Centennial Center Boulevard (a portion of APN: 125-28-610-004), TC (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 11/19/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

0
---

**City Council Meeting**

--

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

0
---

**City Council Meeting**

--

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED Item 1 through 16 subject to conditions – UNANIMOUS with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with the Becker Family Trust and D.R. Horton and TRUESDELL abstaining on Items 4 through 14 as his firm is currently negotiating for a site owned by Centennial Center Liability Company.**

**To be heard by the City Council on 11/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:30 – 6:32)

**1-783**

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 9 – EOT-3013

**CONDITIONS:**

Planning and Development

1. This Extension of Time shall expire on September 5, 2008.
2. Compliance with all Conditions of Approval of the Special Use Permit (U-0079-01).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**EOT-3014 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0080-01) WHICH ALLOWED A GAMING ESTABLISHMENT (RESTRICTED) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE on the northeast corner of the intersection of Tropical Parkway and Centennial Center Boulevard, (a portion of APN: 125-28-610-002), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 11/19/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

0

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

0

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED Item 1 through 16 subject to conditions – UNANIMOUS with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with the Becker Family Trust and D.R. Horton and TRUESDELL abstaining on Items 4 through 14 as his firm is currently negotiating for a site owned by Centennial Center Liability Company.**

**To be heard by the City Council on 11/19/2003.**

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:30 – 6:32)

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 10 – EOT-3014

**CONDITIONS:**

Planning and Development

1. This Extension of Time shall expire on September 5, 2008.
2. The Town Center Loop Trail, Frontage Road Trail, Multi Use Trail and Bike Lane shall be designed and built in accordance with the standards of the Las Vegas Master Trails Element.
3. Compliance with all Conditions of Approval of the Special Use Permit (U-0080-01).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**EOT-3015 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0081-01) WHICH ALLOWED A LIQUOR ESTABLISHMENT (OFF-PREMISES CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE on the northeast corner of the intersection of Tropical Parkway and Centennial Center Boulevard, (a portion of APN: 125-28-610-002), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 11/19/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

0

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

0

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED** Item 1 through 16 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with the Becker Family Trust and D.R. Horton and TRUESDELL abstaining on Items 4 through 14 as his firm is currently negotiating for a site owned by Centennial Center Liability Company.

To be heard by the City Council on 11/19/2003.

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:30 – 6:32)

1-783

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 11 – EOT-3015

**CONDITIONS:**

Planning and Development

1. This Extension of Time shall expire on September 5, 2008.
2. The Town Center Loop Trail, Frontage Road Trail, Multi Use Trail and Bike Lane shall be designed and built in accordance with the standards of the Las Vegas Master Trails Element.
3. Compliance with all Conditions of Approval of the Special Use Permit (U-0081-01).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**EOT-3016 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0082-01) WHICH ALLOWED A PROPOSED CAR WASH adjacent to the northeast corner of Tropical Parkway and Centennial Center Boulevard, (a portion of APN: 125-28-610-002), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 11/19/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED** Item 1 through 16 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with the Becker Family Trust and D.R. Horton and TRUESDELL abstaining on Items 4 through 14 as his firm is currently negotiating for a site owned by Centennial Center Liability Company.

To be heard by the City Council on 11/19/2003.

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:30 – 6:32)

**1-783**



PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 12 – EOT-3016

**CONDITIONS:**

Planning and Development

1. This Extension of Time shall expire on September 5, 2008.
2. The Town Center Loop Trail, Frontage Road Trail, Multi Use Trail and Bike Lane shall be designed and built in accordance with the standards of the Las Vegas Master Trails Element.
3. Compliance with all Conditions of Approval of the Special Use Permit (U-0082-01).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**EOT-3017 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0083-01) WHICH ALLOWED A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) adjacent to the west side of US 95 (a portion of APN: 125-28-610-003), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 11/19/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**6APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED** Item 1 through 16 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with the Becker Family Trust and D.R. Horton and TRUESDELL abstaining on Items 4 through 14 as his firm is currently negotiating for a site owned by Centennial Center Liability Company.

To be heard by the City Council on 11/19/2003.

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:30 – 6:32)

1-783

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 13 – EOT-3017

**CONDITIONS:**

Planning and Development

1. This Extension of Time shall expire on September 5, 2008.
2. The Town Center Loop Trail, Frontage Road Trail, Multi Use Trail and Bike Lane shall be designed and built in accordance with the standards of the Las Vegas Master Trails Element.
3. Compliance with all Conditions of Approval of the original Special Use Permit (U-0083-01).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**EOT-3018 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0084-01) WHICH ALLOWED GAMING (RESTRICTED) IN CONJUNCTION WITH A PROPOSED TAVERN adjacent to US 95 (a portion of APN: 125-28-610-003), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 11/19/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED** Item 1 through 16 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with the Becker Family Trust and D.R. Horton and TRUESEDELL abstaining on Items 4 through 14 as his firm is currently negotiating for a site owned by Centennial Center Liability Company.

To be heard by the City Council on 11/19/2003.

**MINUTES:**

CHAIRMAN TRUESEDELL stated this is a Consent item.

(6:30 – 6:32)

1-783

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 14 – EOT-3018

**CONDITIONS:**

Planning and Development

1. This Extension of Time shall expire on 09/05/08.
2. The Town Center Loop Trail, Frontage Road Trail, Multi Use Trail and Bike Lane shall be designed and built in accordance with the standards of the Las Vegas Master Trails Element.
3. Compliance with all Conditions of Approval of the Special Use Permit (U-0084-01).

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**ANX-3026 - CITY OF LAS VEGAS** - Petition to annex property generally located on the north side of Moccasin Road, between Buffalo Drive and Spin Ranch Road (APN: 100-00-002-001, 002, 003, 007, 008, 009, 013, 014, 015; 099-22-000-001, 099-23-000-001, and 099-24-000-001), containing approximately 7,728 acres, Ward 6 (Mack).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

**MOTION:**

**NIGRO – APPROVED Item 1 through 16 subject to conditions – UNANIMOUS with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with the Becker Family Trust and D.R. Horton and TRUESDELL abstaining on Items 4 through 14 as his firm is currently negotiating for a site owned by Centennial Center Liability Company.**

**This item will be forwarded to City Council in Ordinance Form.**

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:30 – 6:32)

**1-783**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☒

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**ANX-3087 - LAND TITLE OF NEVADA, ET AL** - Petition to annex property generally located north of Centennial Parkway and west of Hualapai Way (APN: 126-13-101-006, 126-24-401-001, 002, 011, 126-24-601-012, 126-24-701-001 and 002), containing approximately 27.50 acres, Ward 6 (Mack).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED** Item 1 through 16 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 1 and 2 as her firm is under contract with the Becker Family Trust and D.R. Horton and TRUESDELL abstaining on Items 4 through 14 as his firm is currently negotiating for a site owned by Centennial Center Liability Company.

**This item will be forwarded to City Council in Ordinance Form.**

**MINUTES:**

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:30 – 6:32)

**1-783**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ABEYANCE - RENOTIFICATION - GPA-2513 - CITY OF LAS VEGAS** - Request to amend portions of the Southwest Sector Future Land Use Map FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL), SC (SERVICE COMMERCIAL), O (OFFICE) AND L (LOW DENSITY RESIDENTIAL) on the north side of Vegas Drive, approximately 510 feet east of Rancho Drive (APN: 139-20-411-010 and 011), Ward 5 (Weekly).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report (Not Applicable)

**MOTION:**

**DAVENPORT – APPROVED – UNANIMOUS**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

ANDY REED, Planning and Development Department, explained that this application is the last of a series that was initiated by staff at the direction of the City Council. The purpose was to resolve the split zoning issues along Rancho Drive. He stated that the area involved is bordered by Holly Lane, Rancho Drive, Vegas Drive, and Ferrell Street. The changes will affect four properties. MR. REED provided a detailed description of each parcel and the designations of each as recommended by staff.

ATTORNEY JOHN MORAN, JR., Moran and Associates, appeared on behalf of a client who owns property in the area. Using the overhead, he indicated the location of his client's property.



PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 17 – GPA-2513

**MINUTES – Continued:**

ATTORNEY MORAN stated that the property is approximately 17.05 acres and is located at the corner of Rancho Drive and Holly Lane. He agreed with the General Plan Amendment as it relates to the commercial designation. He stated that the owner is currently negotiating to put multi-family east of the commercial designation and if the proposal is for single-family residential this would hinder the current negotiations being undertaken with prospective buyers.

COMMISSIONER McSWAIN questioned why there wasn't anything with a higher density. She stated that if there was commercial, there would be some sort of a buffer. MR. REED explained that at the request of COUNCILMAN WEEKLY, his preference was not to allow R-2/R-3 zoning on the property without seeing any site plans; therefore, the recommendation for R-1 was at his request. MR. REED clarified that R-1 was advertised and any requests for R-2 or R-3 would require renotification.

COMMISSIONER NIGRO asked if the location is currently zoned for manufactured housing and C-2. MR. REED replied affirmatively. COMMISSIONER NIGRO stated that if a parcel is designated R-2 or R-3, it would be taken from portions of the C-2. MR. REED concurred. COMMISSIONER NIGRO noted that multi-family developments must comply with the City of Las Vegas standards relative to site planning. He stated that he understood the desire to have site plans, but was unsure if that was a reasonable request. MR. REED reiterated that this action is being taken at the direction of COUNCILMAN WEEKLY and stated that a motion for denial can be made, sending the items forward to the City Council with the reasons for denial. He added that whatever negotiations would take place would be between the applicant and COUNCILMAN WEEKLY.

ATTORNEY MORAN asked that consideration be given to a motion that would include approval of the commercial piece in order to maintain multi-use and enable his client to meet with COUNCILMAN WEEKLY and staff prior to going before the City Council. DEPUTY CITY ATTORNEY BRYAN SCOTT advised that the Planning Commission may recommend the amendment of a portion described in the application or recommend the amendment of all or a portion of the entire application to a more restrictive land use category.

COMMISSIONER DAVENPORT stated that it appears further negotiation with COUNCILMAN WEEKLY will be imminent and he felt it would be feasible to recommend approval and let the applications go forward to the City Council. COMMISSIONER McSWAIN added that she was not comfortable with approving or with recommending denial of the applications in its entirety and stated that she would rather see a division if that was allowed by law.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 17 – GPA-2513

**MINUTES – Continued:**

DEPUTY CITY ATTORNEY SCOTT, referencing the Code, clarified that the front portion could be zoned C-1. Further, the Commission could recommend a more restrictive category on the remaining portion. However, that latter portion cannot be a less restrictive category. He added that it would be appropriate for all comments to be noted for the record in order for the Council to get an idea of what the Commission feels in relation to these applications.

Prior to the motion being made on Item 18 [ZON-2515], ATTORNEY MORAN requested his comments be made a part of the record by reference.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 17 [GPA-2513] and Item 18 [ZON-2515] was held under Item 17 [GPA-2513].

NOTE: COMMISSIONER GOYNES was excused at 6:54 P.M.

(6:32 – 6:54)

**1-868**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ABEYANCE - RENOTIFICATION - ZON-2515 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL), R-MHP (RESIDENTIAL MOBILE HOME PARK) AND R-E (RESIDENCE ESTATES) TO: O (OFFICE), R-3 (MEDIUM DENSITY RESIDENTIAL), U (UNDEVELOPED), G-1 (LIMITED COMMERCIAL) AND R-1 (SINGLE FAMILY RESIDENTIAL) on the north side of Vegas Drive, approximately 510 feet east of Rancho Drive (APN: 139-20-411-009, 010, 011, 014, and 015), Ward 5 (Weekly).

1

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

☐

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

☐

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

4. Location Map
5. Conditions For This Application (Not Applicable)
6. Staff Report (Not Applicable)
- 7.

**MOTION:**

**GOYNES – APPROVED – UNANIMOUS**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 17 [GPA-2513] and Item 18 [ZON-2515] was held under Item 17 [GPA-2513].

(6:32 – 6:54)  
**1-868**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**GPA-3077 - ASTORIA LONE MOUNTAIN 30, LIMITED LIABILITY COMPANY -**

Request to amend a portion of the Centennial Hills Interlocal Land Use Plan FROM: PROS (PARK/RECREATION/OPEN SPACE) AND PF (PUBLIC FACILITIES) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 10 acres approximately 1,045 feet east of Cliff Shadows Parkway, between Gilmore Avenue and Gowan Road (APN: 137-12-201-010 and a portion of 137-12-201-011), Ward 4 (Brown).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS – APPROVED – UNANIMOUS with McSWAIN abstaining as her firm is under contract with Sterling Homes**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the General Plan Amendment and the Major Modification only include 10 acres of the entire site. The related items include approximately 30 acres. He added that the reason the 10-acre Modification was held was because the General Plan Amendment to take it to PCD can only be heard on a quarterly basis. Staff recommended approval.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 19 – GPA-3077

**MINUTES – Continued:**

With regard to the remaining 30 acres, there is a Variance Request for the reduction of open space and staff's recommendation is denial inasmuch as other developments in the area have met the open space standards. He added that based on that, staff is also recommending denial of the Site Development Plan for the 284 single-family homes. He stated that with the number and size of the lots and the restrictive setbacks, it makes the open space even more important.

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He stated that the proposed project is a portion of a larger project. Regarding the site planning issues, he remarked that there is independent access to each of the garage stalls with each of the homes having standard two-car garages with 18-foot driveways. He provided this information to ensure staff that there would be no stacked parking. ATTORNEY FIORENTINO remarked that one of the major concerns is open space. He explained that although this project is bound by trail systems, the developer has designated an area of approximately 1.5 acres that will include a pool area with restroom facilities, covered picnic area and a children's play area. This project will be centrally located, interior to the project at a cost of half a million dollars. He remarked that compared to other developments, this is a substantial provision and far exceeds other projects in the area.

ATTORNEY FIORENTINO concurred with all conditions with the exception of Condition 3 on the Variance Request pertaining to the amount of contribution to the Park Fund. He asked to delete this condition as it appears to be a duplicate of Condition 4 listed on the Major Modification Request.

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked if this development is gated. ATTORNEY FIORENTINO replied it was not.

RICHARD BROWN, 10631 Shifting Breeze Avenue, appeared in opposition to the project. He objected to the proposed number of units because of the volume of traffic that will impact the Hillcrest Community residents as they exit their subdivision.

MATTHEW BROWN, 10630 Shifting Breeze Avenue, expressed his disapproval of this project. He stated the buffer zones would block the view that the existing residents have. He understood that developers try to maximize their profits but he felt consideration should be given to those who already reside in the community.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 19 – GPA-3077

**MINUTES – Continued:**

JAMES WESTBROOK, resident of the Hillcrest Community, appeared in opposition. He stated that the developer was aware of the zoning laws when they purchased the property. He objected to number of rezoning requests that have been approved. In conversation with ATTORNEY FIORENTINO, he stated that since the proposed development will be a non-gated community, the residents of the Hillcrest Community would have access to the park developed there. He expressed concern regarding flooding and felt open space is important to absorb the runoff. He agreed with the previous speakers regarding the traffic

ATTORNEY FIORENTINO provided clarification regarding the trail. He stated that the trail is not a Hillcrest Trail. It is a regional trail that all of the developments are required to have access to; therefore, it benefits all of the residents who live in Lone Mountain. With regard to the drainage, the Gilmore Drainage Channel to the north of the proposed site will be substantially improved with the development of this project. He stated that there is no comparison with the proposed project and the interior open space of the Hillcrest Community. ATTORNEY FIORENTINO stated that there are 22 houses abutting the trails that are being matched exactly although these houses are slightly wider than the adjacent homes in the Hillcrest Community. Because of the elevation drop when you go from West to East, the project houses will be lower than those of the Hillcrest Subdivision and would therefore not impact anyone's view.

COMMISSIONER DAVENPORT asked for clarification of Conditions 3 and 4. ATTORNEY FIORENTINO explained that those conditions are separately; one on the Major Modification Request and the other on the Variance Request. MR. CLAPSADDLE explained that staff have has addressed the open space contribution in both ways. He stressed that payment towards the CIP Fund is not grounds for granting a variance. GINA VENGLASS, Public Works Department, confirmed that Condition 4 is a standard condition. On the variance, the dollar amount is internal to that subdivision for lacking the required open space. DAVID GUERRA, Public Works Department, further explained that if the developer chose to design their site in that fashion, they would have the option of gating the area resulting in a private area only accessible to the residents. He stated that the point of Condition 4 of the Modification relates to the entire Lone Mountain West project. MR. GUERRA remarked that Public Works stance is ensure that adequate public facilities are provided as a result of additional residents who were not in the original Lone Mountain Plan.

COMMISSIONER NIGRO stated that in some situations open space variances are appropriate. However, with regard to contributing to a fund, not knowing that the open space will be adjacent to your project, he did not agree that that was a reasonable solution. He suggested a workshop that would clarify what would be appropriate when making these decisions.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 19 – GPA-3077

**MINUTES – Continued:**

COMMISSIONER EVANS stated he was aware that a formula to determine the in-lieu-of contribution is applied; however, he was displeased with granting any variance of the open space in the first place. COMMISSIONER NIGRO remarked that he had no problem with the calculation but would be more comfortable knowing how the monies were applied as a standard policy. MR. CLAPSADDLE explained that the in-lieu-of open space amount is calculated at \$4 per square feet and is then multiplied by the number of deficient open space. DAVID GUERRA, Public Works Department, added that the dollar amount is the approximate amount of construction costs only for proposed park area. He stated that assuming the applicant does not provide the required open space, this would result in people choosing to use the public park system. MR. CLAPSADDLE clarified that in all situations, the City would prefer the developer provide the open space. In this situation, staff sees no reason for the request.

ATTORNEY FIORENTINO responded to COMMISSIONER EVANS questions by stating that this site has severe drainage costs, design limitations and topography challenges. He added that by providing usable space with clubhouse facilities, pool and shaded picnic areas, the developer felt these were substantial amenities and deserved some consideration. He requested the opportunity to meet with staff and work out the details that would be reasonable and acceptable to both the developer and the City.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 19 [GPA-3077], Item 20 [MOD-3074], Item 21 [ZON-2667], Item 22 [VAR-3081], and Item 23 [SDR-2669] was held under Item 19 [GPA-3077].

(6:53 – 6:54/8:06 – 8:54)

**1-1606/2-817**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**MOD-3074 - ASTORIA LONE MOUNTAIN 30, LIMITED LIABILITY COMPANY -**

Request for a Major Modification to the Lone Mountain West Master Plan TO ADD 10 ACRES TO THE OVERALL PLAN AREA AND CHANGE THE LAND USE DESIGNATION FROM: LOW TO: MEDIUM-LOW approximately 1,045 feet east of Cliff Shadows Parkway, between Gilmore Avenue and Gowan Road (APN: 137-12-201-010 and a portion of 137-12-201-011), U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] and U (Undeveloped) Zone [PR-OS (Public/Recreation/Open Space) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is under contract with Sterling Homes**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 20 – MOD-3074

**MINUTES – Continued:**

NOTE: All discussion for Item 19 [GPA-3077], Item 20 [MOD-3074], Item 21 [ZON-2667], Item 22 [VAR-3081], and Item 23 [SDR-2669] was held under Item 19 [GPA-3077].

(6:53 – 6:54/8:06 – 8:54)

**1-1606/2-817**

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-3077), a Rezoning (ZON-2667) to PD (Planned Development) and Site Development Plan Review (SDR-2669) shall be approved by the City Council at a Public Hearing.
2. The density allowed by this action shall not exceed 10 units per acre.
3. Conformance to the Lone Mountain West Master Development Plan, except as amended by this request.

Public Works

4. Meet with the Parks Development Team to determine appropriate park contributions and development requirements. Comply with or provide surety for recommendations of the Parks Development Team prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first.
5. An update to the Master Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ABEYANCE - RENOTIFICATION - ZON-2667 - ASTORIA HOMES ON BEHALF OF ASTORIA LONE MOUNTAIN 30, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 25.73 acres approximately 1,045 feet east of Cliff Shadows Parkway, between Gilmore Avenue and Gowan Road (APN: 137-12-201-004, 010 and 014), Ward 4 (Brown).**

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is under contract with Sterling Homes**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no further discussion.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 21 – ZON-2667

**MINUTES – Continued:**

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 19 [GPA-3077], Item 20 [MOD-3074], Item 21 [ZON-2667], Item 22 [VAR-3081], and Item 23 [SDR-2669] was held under Item 19 [GPA-3077].

(6:53 – 6:54/8:06 – 8:54)

**1-1606/2-817**

**CONDITIONS:**

Planning and Development

1. Approval of a Major Modification to the Lone Mountain West Master Development Plan (MOD-3074) to Medium-Low Density Residential and a General Plan Amendment (GPA-3077) to PCD (Planned Community Development) by the City Council.
2. A Site Development Plan Review application (SDR-2669) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Coordinate with the developer to the north of this site and submit a plan for approval by the City Engineer for the promulgation or termination of Gilmore Avenue. Dedicate or vacate the portions of Gilmore Avenue and the Gilmore Channel as necessary per the approved plan concurrent with development of this site or prior to the issuance of any permits as determined by the Department of Public Works. Construct any half-street improvements including appropriate overpaving on Gilmore Avenue as required per the approved plan concurrent with development of this site.
4. Dedicate 20 feet of right-of-way along parcels 137-12-201-014 & 137-12-201-010 and 20 feet that transitions to 30 feet of right-of-way along a portion of parcel 137-12-201-011, including a circular cul-de-sac terminus, adjacent to this site for Gowan Road.
5. Construct half-street improvements including appropriate overpaving if legally able on Gowan Road adjacent to this site concurrent with development of this site.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 21 – ZON-2667

**CONDITIONS – Continued:**

6. An update to the Lone Mountain Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**VAR-3081 - ASTORIA HOMES ON BEHALF OF ASTORIA LONE MOUNTAIN 30, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 76,865 SQUARE FEET OF OPEN SPACE WHERE 100,624 SQUARE FEET IS REQUIRED FOR A PROPOSED 284 LOT SINGLE FAMILY DETACHED CLUSTER DEVELOPMENT on 30.85 acres approximately 1,045 feet east of Cliff Shadows Parkway, between Gilmore Avenue and Gowan Road (APN: 137-12-201-004, 010 and 014 and a portion of 137-12-201-011), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation)] [Proposed: PD (Planned Development)] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO- APPROVED subject to conditions and amending Condition 3 as follows:**

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund *The applicant is to work with staff to determine the contribution amount to the Park CIP Fund.* This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

**– Motion carried with McSWAIN abstaining as her firm is under contract with Sterling Homes and EVANS and DAVENPORT voting no**

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 22 – VAR-3081

**MOTION – Continued:**

**To be heard by the City Council on 11/19/2003**

NOTE: Motion for Denial by EVANS failed with GOYNES, TRUESDELL, and NIGRO voting No.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 19 [GPA-3077], Item 20 [MOD-3074], Item 21 [ZON-2667], Item 22 [VAR-3081], and Item 23 [SDR-2669] was held under Item 19 [GPA-3077].

((6:53 – 6:54/8:06 – 8:54)

**1-1606/2-817**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2667) and Site Development Plan Review (SDR-2669).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of \$95,036.00 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ABEYANCE - RENOTIFICATION - SDR-2669 - ASTORIA HOMES ON BEHALF OF ASTORIA LONE MOUNTAIN 30, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 308 LOT SINGLE FAMILY DETACHED CLUSTER DEVELOPMENT on 30.85 acres approximately 660 feet east of Cliff Shadows Parkway, between Gilmore Avenue and Gowan Road (APN: 137-12-201-004, 010, 014 and a portion of 137-12-201-011), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [Proposed: PD (Planned Development)], and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED** subject to conditions – Motion carried with McSWAIN abstaining as her firm is under contract with Sterling Homes and EVANS and DAVENPORT voting No.

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no further discussion.



PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 23 – SDR-2669

**MINUTES – Continued:**

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 19 [GPA-3077], Item 20 [MOD-3074], Item 21 [ZON-2667], Item 22 [VAR-3081], and Item 23 [SDR-2669] was held under Item 19 [GPA-3077].

(6:53 – 6:54/8:06 – 8:54)

**1-1606/2-817**

**CONDITIONS:**

Planning and Development

1. A Major Modification to the Lone Mountain West Master Development Plan (MOD-2579) to ML (Medium-Low Density Residential) and a Rezoning (ZON-2667) to a PD (Planned Development) Zoning District shall be approved by the City Council at a Public Hearing.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum lot size of 2,580 square feet, minimum distance between buildings of 7 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 8 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 9 feet on the corner side, and 3 feet in the rear.
6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect full independent vehicular access to both garage spaces in all units.
7. The applicant shall provide evidence of an agreement with Clark County, that the Multi-Use Transportation Trail required on the Nevada Power easement along but outside the western boundary of this site, and within and along the eastern boundary of the property, as shown on Map 8 of the Transportation Trails Element of the Master Plan and on Map 2 of the Interlocal Joint Parks and Trails Plan trail may be located along the western side of the Beltway, within the right-of-way, on the east boundary of the site. In the absence of such an agreement, the applicant is required to show the trail alignment within the proposed site plan area. If the trail is ultimately located within the Beltway right-of-way, the developer of this site shall be responsible

for the costs of developing the portion of the trail within the Beltway right-of-way that is adjacent to the subject site.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 23 – SDR-2669

**CONDITIONS – Continued:**

8. Patio covers shall conform to the setback requirements contained in Title 19.08.
9. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters. The landscape plan shall demonstrate compliance with the Plant Palette listed in Appendix B of the Lone Mountain West Master Development Plan.
10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. Air conditioning units shall not be mounted on rooftops.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

16. A Petition of Vacation to vacate the existing public sewer easement along the eastern perimeter and a portion of the existing 40 foot BLM Grant along the Gowan Road alignment per document 20000321:00169 shall be submitted and acted upon by City Council prior to the issuance of any permits for this site. Said Petition of Vacation must record prior to the recordation of a Final Map overlying or abutting the area to be vacated. If said vacation is not approved, a new Site Development Plan shall be submitted acknowledging the existing public sewer easement and BLM Grant within the boundaries of this site.
17. Provide a mountable curb where private drives access private streets.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 23 – SDR-2669

**CONDITIONS – Continued:**

18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
19. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
20. Site development to comply with all applicable conditions of approval for ZON-2667 and all other subsequent site-related actions.
21. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
22. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
23. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ABEYANCE - ROC-2014 - PARDEE HOMES OF NEVADA, ET AL** - Request for a Review of Condition No. 5 of an approved Site Development Plan Review (SDR-2231) TO MODIFY THE REAR SETBACK TO ALLOW A 7 FOOT REAR SETBACK FOR LOTS ADJACENT TO CUL-DE-SAC BULBS AND TO ALLOW 10 FEET FOR ALL OTHER LOTS WHERE 15 FEET IS REQUIRED on 20.31 acres adjacent to the northwest corner of Severance Lane and Fort Apache Road (APN: 125-18-702-004, 005, 006, and 007), T-C (Town Center) Zone [L-TC (Low Density Residential – Town Center) General Plan Designation], Ward 6 (Mack).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS with GOYNES excused**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that this item was held in abeyance from the last meeting to verify property owner signatures. He stated that this application is in order and staff recommends approval.

DIANA BOSSARD, 2920 North Green Valley Parkway, appeared on behalf of the applicant and concurred with staff recommendations.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 24 – ROC-1914

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:54 – 6:56)

**1-1686**

**CONDITIONS:**

Planning and Development

1. Replace Condition No. 5 of Site Development Plan Review (SDR-2231) with the following:

“The setbacks for this development shall be a minimum of 10-feet to the front of the house or side loading garage, 18-feet to the front of the garage, 10-feet on the corner side, 5-feet on the side, and 7-feet in the rear for lots adjacent to cul-de-sac bulbs and 10-feet in the rear for all other lots. The front setbacks are to be measured from the back of the sidewalk where a sidewalk is provided otherwise it will be measured from the back of curb.”

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ABEYANCE - RENOTIFICATION - SDR-2928 - AMERICAN PREMIERE HOMES ON BEHALF OF GRAND VIEW APARTMENTS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 336-UNIT APARTMENT DEVELOPMENT on 15.54 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive (APN: 125-18-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).**

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions – Motion carried with DAVENPORT not voting and GOYNES excused**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this item was held in abeyance in order to re-notice the application. He briefly described the proposed project and stated that it meets all the standards of the Grant Teton Master Development Plan. Staff recommended approval.

TOM URIBE, CVL Consultants, 6280 South Valley View, appeared on behalf of the applicant and concurred with staff conditions.





PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 25 – SDR-2928

**MINUTES – Continued:**

TODD FARLOW, 240 North 19<sup>th</sup> Street, stated that developers need to work with the existing land elevations and build units that conform to those elevations rather than grading the land to a flat surface.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:56 – 6:59)

**1-1765**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. A 20-Foot Multi-Use Transportation Trail shall be constructed along the south side of Grand Teton Drive in accordance with the City of Las Vegas Master Plan Transportation Trails Element.
3. All development shall be in conformance with the Grand Teton Village Master Plan, Major Modification (MOD-1730), and the Grand Teton Village Development Agreement (DIR-2863).
4. The setbacks for this development shall be a minimum of 15 feet from property lines, in addition to additional setbacks for Residential Adjacency Standards, and a minimum distance between buildings of 10 feet.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. Wrought iron fencing is required along the perimeter of the sight adjacent to Grand Teton Drive and Grand Canyon Drive.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 25 – SDR-2928

**CONDITIONS – Continued:**

7. Perimeter walls, with the exception of perimeter Right-of-Way wrought iron fencing, shall be constructed of brown CMU decorative block and meet minimum design standards as required under Section 3.6.1 of the Grand Teton Village Master Plan.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets and neighboring properties. Air conditioning units shall not be mounted on rooftops.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties as required by the Grand Teton Village Master Plan Section 3.10.
12. Any proposed signage shall meet the requirements of the Grand Teton Village Master Plan Section 3.7.
13. Trash enclosures shall have solid metal gates, a roof, and match the color and building finish of the main structure as required by Title 19.08.45.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 25 – SDR-2928

**CONDITIONS – Continued:**

17. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

18. Dedicate 50 feet of right-of-way adjacent to this site for Grand Teton Drive, 40 feet for Grand Canyon Drive, and a 54 foot radius at the southwest corner of Grand Canyon Drive and Grand Teton Drive prior to the issuance of any permits.
19. Construct half-street improvements including appropriate overpaving, if legally able on Grand Canyon Drive and Grand Teton Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the west and south boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
20. Coordinate with the Collection Systems Planning section of the Department of Public Works to extend public sanitary sewer in Grand Teton Drive to the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works.
21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first.
22. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. We note that the driveway access on Grand Canyon Drive is not in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 25 – SDR-2928

**CONDITIONS – Continued:**

23. An update to the Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site.
24. Landscape and maintain all unimproved right-of-way adjacent to this site.
25. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
26. Site development to comply with all applicable conditions of approval for the Grand Teton Village Master Development Plan, Rezoning Action Z14-02 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ABEYANCE - SUP-2859 - DESERT DODGE ON BEHALF OF DOUGLAS KAYS -**

Request for a Special Use Permit FOR A PROPOSED AUTO DEALER INVENTORY STORAGE at 1717 South Decatur Boulevard (APN:162-06-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 11/19/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the November 20, 2003 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – ABEYANCE to 11/20/2003 Planning Commission meeting - UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant requested this item be held in abeyance to the 11/20/2003 Planning Commission meeting in order to negotiate for additional properties with the property owner. He stated that there is a letter on file. Additionally, the applicant requires the additional time to work out details that will enable them to meet the condition pertaining to the fencing.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 26 – SUP-2859

**MINUTES – Continued:**

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:07 – 6:09)

**1-72**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ABEYANCE - SUP-2964 - OLGA PEREZ ON BEHALF OF B J RANCHO INVESTMENT, INC. - Request for a Special Use Permit FOR SECONDHAND SALES (TIRES) on a portion of 9.95 acres located at 2905 West Washington Avenue (APN: 139-29-310-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).**

IF APPROVED: C.C.: 11/19/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the property owner has submitted a letter requesting the item be withdrawn. He explained that the applicant operates a business in a commercial center; however, the owner objected to the use. MR. CLAPSADDLE clarified that at the time the application was submitted, the individual who signed as the owner of the property was in actuality not the property owner.

CARLOS PEREZ, applicant, stated that he was unaware that the person he spoke with was not the property owner.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 27 – SUP-2964

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:09 – 6:11)

**1-134**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**GPA-3032 - MABUAHY COMMERCIAL INVESTMENT, LIMITED LIABILITY COMPANY** - Request to Amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.21 acres adjacent to the northeast corner of Centennial Parkway and Tenaya Way (APN: 125-22-804-001), Ward 6 (Mack).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>5</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN - TABLED – UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

The applicant was not present.

ROBERT GENZER, Director of Planning and Development Department, recommended the items be held in abeyance. Referencing the General Plan Amendment he stated that the applicant should be in attendance to present their case. Any re-notification would be at the expense of the applicant. CHAIRMAN TRUESDELL concurred and asked staff to ensure the applicant is informed of this action.

ED BERRY 7025`Bilpar Road, was unaware of what the applicant proposed for the subject parcel. CHAIRMAN TRUESDELL explained to MR. BERRY that one of the requirements of the GPA is to hold public hearings and as a resident of the area, he should have been invited to attend a public meeting.



PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 28 – GPA-3032

**MINUTES – Continued:**

KYLE WALTON, Planning and Development Department, stated that staff had not received notice of any meeting that the applicant had held. CHAIRMAN TRUESDELL responded that he would recommend these applications be Tabled until such time as the applicant can prove that a meeting did indeed take place. MR. WALTON added that staff has left several messages asking the applicant to verify whether a meeting has taken place and requesting information as to the outcome.

MICKY SCHUMACHER, 7185 West Regena Avenue, stated that he did received notification and attended a meeting held by the applicant. Two representatives explained to the nine attendees what they planned for the site.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 28 [GPA-3032], Item 29 [ZON-3033], and Item 30 [SDR-3034] was held under Item 28 [GPA-3032].

(6:59 – 7:00/8:46 – 8:55))

**1-1888/2-2447**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ZON-3033 - MABUAHY COMMERCIAL INVESTMENT, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 1.21 acres adjacent to the northeast corner of Centennial Parkway and Tenaya Way (APN: 125-22-804-001), Ward 6 (Mack).**

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN - TABLED – UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 28 [GPA-3032], Item 29 [ZON-3033], and Item 30 [SDR-3034] was held under Item 28 [GPA-3032].

(6:59 – 7:00/8:46 – 8:55))

**1-1888/2-2447**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-3034 - MABUAHY COMMERCIAL INVESTMENT, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 5,600 SQUARE FOOT RETAIL BUILDING on 1.21 acres adjacent to the northeast corner of Centennial Parkway and Tenaya Way, (APN: 125-22-804-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: C-1 (Limited Commercial)], Ward 6 (Mack).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN - TABLED – UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 28 [GPA-3032], Item 29 [ZON-3033], and Item 30 [SDR-3034] was held under Item 28 [GPA-3032].

(6:59 – 7:00/8:46 – 8:55)

**1-1888/2-2447**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**GPA-3036 - PHILLIP & DORIS WELLMAN LIVING TRUST** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), Ward 6 (Mack).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>6</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – ABEYANCE to 11/20/2003 Planning Commission meeting – UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant requested, by letter, that these items be held to the 11/20/2003 Planning Commission meeting. No specific reason was given for the request.

The applicant was not present.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 31 – GPA-3036

**MINUTES – Continued:**

NOTE: All discussion for Item 31 [GPA-3036], Item 32 [ZON-3037], and Item 33 [SDR-3039] was held under Item 31 [GPA-3036].

(6:11 – 6:12)

**1-189**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ZON-3037 - PHILLIP & DORIS WELLMAN LIVING TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), Ward 6 (Mack).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>6</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – ABEYANCE to 11/20/2003 Planning Commission meeting – UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 31 [GPA-3036], Item 32 [ZON-3037], and Item 33 [SDR-3039] was held under Item 31 [GPA-3036].

(6:11 – 6:12)



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-3039 - PHILLIP & DORIS WELLMAN LIVING TRUST** - Request for a Site Development Plan Review FOR A 14,700 SQUARE FOOT TWO-STORY RETAIL BUILDING on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: C-1 (Limited Commercial)], Ward 6 (Mack).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>3</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – ABEYANCE to 11/20/2003 Planning Commission meeting – UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 31 [GPA-3036], Item 32 [ZON-3037], and Item 33 [SDR-3039] was held under Item 31 [GPA-3036].

(6:11 – 6:12)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**GPA-3043 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL -**

Request to amend a portion of the Southwest Sector Future Land Use Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 570 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), Ward 5 (Weekly).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**447**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – ABEYANCE TO 11/6/2003 Planning Commission meeting - UNANIMOUS**

NOTE: CHAIRMAN TRUESDELL disclosed that he owns property in the notice area but was comfortable with voting on the abeyance.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY GRONAUER'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested these items be held to the 11/6/2003 Planning Commission meeting due to an irregularity in the notification process. The abeyance will ensure that the proper notification takes place.

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with the abeyance.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 34 – GPA-3043

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 34 [GPA-3043], Item 35 [ZN-3044], Item 36 [VAR-3083], and Item 37 [SDR-3045] was held under Item 34 [GPA-3043].

(6:12 – 6:13)

**1-225**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ZON-3044 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL -**  
Request for Rezoning FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 570 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), Ward 5 (Weekly).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**447**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – ABEYANCE TO 11/6/2003 Planning Commission meeting - UNANIMOUS**

NOTE: CHAIRMAN TRUESDELL disclosed that he owns property in the notice area but was comfortable with voting on the abeyance.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY GRONAUER'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 35 – ZON-3044

**MINUTES – Continued:**

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 34 [GPA-3043], Item 35 [ZN-3044], Item 36 [VAR-3083], and Item 37 [SDR-3045] was held under Item 34 [GPA-3043].

(6:12 – 6:13)

**1-225**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**VAR-3083 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL -**

Request for a Variance TO ALLOW 235 PARKING SPACES WHERE 296 SPACES ARE REQUIRED FOR A PROPOSED SENIOR CITIZEN APARTMENT DEVELOPMENT on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 570 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zones [Proposed: R-3 (Medium Density Residential)], Ward 5 (Weekly).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**447**

**City Council Meeting**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – ABEYANCE TO 11/6/2003 Planning Commission meeting - UNANIMOUS**

NOTE: CHAIRMAN TRUESDELL disclosed that he owns property in the notice area but was comfortable with voting on the abeyance.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY GRONAUER'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 36 – VAR-3083

**MINUTES – Continued:**

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 34 [GPA-3043], Item 35 [ZN-3044], Item 36 [VAR-3083], and Item 37 [SDR-3045] was held under Item 34 [GPA-3043].

(6:12 – 6:13)

**1-225**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-3045 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL -**

Request for Site Development Plan Review FOR A PROPOSED 246 UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT AND A WAIVER TO THE DENSITY REQUIREMENTS WITHIN A RURAL PRESERVATION NEIGHBORHOOD BUFFER on 9.38 acres adjacent to the east side of Jones Boulevard, approximately 570 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zones [Proposed: R-3 (Medium Density Residential)], Ward 5 (Weekly).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**447**

**City Council Meeting**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – ABEYANCE TO 11/6/2003 Planning Commission meeting - UNANIMOUS**

NOTE: CHAIRMAN TRUESDELL disclosed that he owns property in the notice area but was comfortable with voting on the abeyance.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY GRONAUER'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 37 – SDR-3045

**MINUTES – Continued:**

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 34 [GPA-3043], Item 35 [ZN-3044], Item 36 [VAR-3083], and Item 37 [SDR-3045] was held under Item 34 [GPA-3043].

(6:12 – 6:13)

**1-225**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**GPA-3050 - EWING BROTHERS, INC.** - Request to amend a portion of the Las Vegas Downtown Redevelopment Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRIAL/RESEARCH) on 1.36 acres adjacent to the north side of Owens Avenue, approximately 150 feet east of "D" Street (APN: 139-22-404-003 and 004), Ward 5 (Weekly).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the applicant proposes to construct professional office buildings and an office for the Ewing Brothers on a small portion of land that is already designated C-2. The GPA is no longer required.

RICHARD GALLEGOS, 10 Commerce Center Drive, appeared on behalf of the applicant and concurred with the withdrawal.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 38 – GPA-3050

**MINUTES – Continued:**

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 39 [ZON-3051] and Item 40 [SDR-3052] for related discussion.

(6:13 – 6:15)

**1-275**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ZON-3051 - EWING BROTHERS, INC.** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-M (COMMERCIAL INDUSTRIAL) on 14.35 acres adjacent to the north side of Owens Avenue and east side of "D" Street (APN: 139-22-404-001, 003 and 004), Ward 5 (Weekly).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**13**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**4**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Letter from Ewing Bros., Inc. dated 10/21/2003

**MOTION:**

**McSWAIN – DENIED – UNANIMOUS with GOYNES abstaining as he was not present for the public hearing portion of this item**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, using the overhead, explained that the General Plan Amendment was Withdrawn Without Prejudice because the subject site can only be confined to C-2 uses. With reference to the Rezoning Request, the C-M zoning is in conformance with the General Plan. With regard to the Site Development Plan Review, MR. CLAPSADDLE explained that the proposed project would encompass a towing and impound yard with no additional structures planned for the site. He also clarified that no auto body paint shop can be located on the site. The site will be utilized specifically for the temporary storage of involuntary towing. MR. CLAPSADDLE stated that vehicle maintenance would be permitted within an enclosed building and available strictly for

vehicles used by Ewing Brothers. He enumerated conditions relative to parked vehicles, walls, landscaping and prohibition of auctions and loudspeakers on this site.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 39 – ZON-3051

**MINUTES – Continued:**

In conclusion, MR. CLAPSADDLE clarified the definition of towing and impound yard and the 14-day restriction related to the length of time towed vehicles are allowed to remain on the site. Staff recommended approval subject to all conditions.

RICHARD GALLEGOS, Architect, 10 Commerce Center Drive, appeared on behalf of the applicant. He explained that Ewing Brothers has been in operation well over half a century and the need for expansion was based on the consistent increase in business over the years. He stated that the proposed site was selected because of its close proximity to the existing site as well as the previous function of the site is similar to what the applicant is proposing. He explained that this is not a junkyard, wrecking yard or salvage yard. MR. GALLEGOS mentioned that the neighbors requested an eight-foot high block wall that partially exists along D Street. The wall would be extended north towards the flood channel and I-15. He also noted that there will be car rental firm and an attorney located on the property.

MR. GALLEGOS concurred with the conditions related to the zoning request. He stated that with regard to Condition 4 of the Site Development Plan Review, it is essential to have a secured yard and to justify this need he submitted an attachment from the Nevada Highway Patrol indicating the requirement for barbed wire. He also noted that the property currently has fences with barbed wire. Regarding Condition 10 related to the 14-day restriction, he provided an exhibit listing the various circumstances that could affect that requirement. Finally, with regard to Condition 11, MR. GALLEGOS stated that the neighbors did not want landscaping along the north or east portions of the property mainly because of its attraction to homeless individuals or drug activity. MR. GALLEGOS affirmed that the applicant would work with the neighbors if the current lighting impacts their properties.

The following citizens appeared to express their opinions: DONALD BROWN, 408 Leonard Avenue, JOSEPH ALSTON, JR., 1665 North G Street; spoke on behalf of his father who lives at 504 Freeman Avenue; VIRGINIA HODGES, 1654 E Street; EARL ONDON, 500 Freeman Avenue; R.C. BURTON, 517 Freeman Avenue; LINDA BELL, 500 Holland Avenue; TODD FARLOW, 240 North 19<sup>th</sup> Street, SKIP TURNER, 1610 North Rancho Drive; AGNES CLAY MARSHALL, 1666 D Street; BEATRICE TURNER, West Las Vegas; ELTIZA BUTTON, 517 Wyatt Avenue; A.J. THOMPSON, 609 Alexander Avenue, owner of the Rent-a-car Company; RUTH DON'T, 500 Freeman Avenue; BRANDON OAKES, no address given; CARL SNOWDEN, 601 Freeman Avenue;

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 39 – ZON-3051

**MINUTES – Continued:**

Several citizens appeared in opposition to this project and expressed their concerns regarding pollution, increase in traffic, safety concerns for the children who attend the nearby elementary school and parking. One speaker stated that the community had been promised jobs for its residents but that never materialized. Residents asked how this project would benefit their neighborhood and particularly how it would impact the value of their homes. One resident felt it would be more beneficial if Ewing Brothers used the property to build stores and food establishments rather than utilize it as an impound yard. Several residents stated they have invested a lot of money to upgrade their properties and they expressed pride in ownership not just for their homes but for the entire community for its historical value. A number of residents referred to the project as a junkyard and opposed having it placed in their community. There were concerns that the area is not large enough to accommodate commercial development such as the proposed project.

Speaking in support of the applicant, several citizens voiced their approval and stated that the Ewing Family has consistently offered employment to those who met the job requirements. One speaker, having been employed by Ewing Brothers, spoke of the firm's practice of meeting all regulations dealing with dust control and complying with Federal Regulations concerning environmental issues. All speakers praised the Ewing Family for consistently contributing and supporting sport teams, and both the fire fighters and police training programs. There was a general consensus that the proposed project will indeed provide employment and bring much needed revenue into the community. One speaker focused on the 219 churches located within the area and asked the residents to determine how much revenue they produce and give back to the community. The owner of the rental car agency was surprised and disappointed that the residents opposed the project and appalled at the innuendos that the impound yard as well as the associated businesses would be detrimental to the community.

MR. GALLEGOS responded to the residents' concerns and stated that they have made every effort to work with the community. He explained that the property was acquired in 1999 and has been maintained as if a use existed there. He verified that there are employment opportunities that will be created if this use is approved. He pledged to work with the community and stated that the applicant would try and resolve many of the concerns expressed by the neighbors.

COMMISSIONER EVANS referenced a neighborhood meeting attended by approximately 30 citizens and noted that there were issues raised but no direct opposition to the project. He questioned why those residents who objected to this project were not present at the meeting. COMMISSIONER EVANS was curious to learn if there was any feedback from the group who initiated the West Las Vegas Neighborhood Plan.



PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 39 – ZON-3051

**MINUTES – Continued:**

COMMISSIONER McSWAIN expressed her concern regarding the barbed wire fencing as it related to the security and landscaping issues and felt it would be appropriate for the applicant to provide another means of security to ensure the site maintains a quality appearance. MR. CLAPSADDLE clarified that LIR allows commercial and industrial uses. He affirmed that the property is currently C-2 on the East portion. COMMISSIONER NIGRO related that he had the same concerns as COMMISSIONER McSWAIN and he felt it would be difficult to support a project, surrounding by residential uses on three sides of the parcel, that asked for more intense zoning that currently exists on the property.

CHAIRMAN TRUESDELL felt that it was eminent that trucks would use D Street to access the I-15. He was surprised that residents who reside on the street that backs up to the proposed project were not present. He agreed with the neighbors that barbed wire is not compatible in a residential district.

REX EWING III, the applicant, provided clarification on some of the issues. He explained that the barbed wire fence has been existence for the past 15 years. The only reason that is not visible is because of the oleander plants that screen it. With regard to noise pollution, he explained that his wreckers are quiet. He further explained the use of barbed wire fencing, noting that it is a requirement when a company tows for a law enforcement agency. COMMISSIONER McSWAIN remarked that if this is required by the law, perhaps the applicant should consider another location as it does not appear to be an appropriate area to locate his business.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 39 [ZON-3051] and Item 40 [SDR-3052] was held under Item 39 [ZON-3051]. See Item 38 [GPA-3050] for related discussion.

NOTE: COMMISSIONER GOYNES returned at 7:57 P.M.

(7:00 – 8:55)

**1-1916/2-1**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-3052 - EWING BROTHERS, INC.** - Request for a Site Development Plan Review FOR A PROPOSED TOWING & IMPOUND YARD on 14.35 acres adjacent to the north side of Owens Avenue and east side of "D" Street (APN: 139-22-404-001, 003 and 004), C-2 (General Commercial) Zone [Proposed: C-M (Commercial Industrial)], Ward 5 (Weekly).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**13**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**4**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Letter from Ewing Bros., Inc. dated 10/21/2003 (attached at Item 39 [ZON-3051]).

**MOTION:**

**McSWAIN – DENIED – UNANIMOUS with GOYNES abstaining as he was not present for the public hearing portion of this item**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 39 [ZON-3051] and Item 40 [SDR-3052] was held under Item 39 [ZON-3051]. See Item 38 [GPA-3050] for related discussion.

(7:00 – 8:55)

**1-1916/2-1**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**GPA-3058 - FARLEY ANDERSON, LIMITED PARTNERSHIP ON BEHALF OF BULLSEYE COMMERCIAL REAL ESTATE NEVADA, LIMITED LIABILITY COMPANY - Request to amend a portion of the Southwest Sector Future Land Use Plan of the General Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 2.27 acres, 200 feet west of the intersection of Torrey Pines Drive and Lake Mead Boulevard (a portion of APN: 138-23-201-008), Ward 6 (Mack).**

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED – UNANIMOUS**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that this is a mapping change and involves land already designated as SC (Service Commercial). Staff's recommendation is approval on the General Plan Amendment. With regard to the Zoning Request, the applicant is requesting the same zoning as is currently at that intersection and being as this is consistent with the current developments planned and existing along this area, staff recommended approval. As far as the Site Development Plan Review, the applicant proposes a small strip center in a separate pad that is also consistent with the existing commercial in the area. MR. WALTON noted that parking issues were resolved during the Site Plan Review, with the applicant making the appropriate adjustments to satisfy the parking requirements.



PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 41 – GPA-3058

**MINUTES – Continued:**

MR. WALTON recommended Condition 5 be deleted and Condition 6 be modified where it references the eastern portion and replace it to read the northern property lines.

RUDY STARKS, Architect, 3980 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with staff conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, expressed concern regarding the adjacent property to the west and the potential to maximize the area with units that will cause overbuilding on the site.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 41 [GPA-3058], Item 42 [ZON-3060], and Item 43 [SDR-3062] was held under Item 41 [GPA-3058].

(8:55 – 9:01)

**2-2759**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ZON-3060 - FARLEY ANDERSON, LIMITED PARTNERSHIP ON BEHALF OF BULLSEYE COMMERCIAL REAL ESTATE NEVADA, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (UNDEVELOPED) [M (MEDIUM DENSITY RESIDENTIAL) AND SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATIONS] TO: C-1 (LIMITED COMMERCIAL) on 2.27 acres, 200 feet west of the intersection of Torrey Pines Drive and Lake Mead Boulevard (APN: 138-23-201-008), Ward 6 (Mack).**

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 42 – ZON-3060

**MINUTES – Continued:**

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 41 [GPA-3058], Item 42 [ZON-3060], and Item 43 [SDR-3062] was held under Item 41 [GPA-3058].

(8:55 – 9:01)

**2-2759**

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-3058) to a SC (Service Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review (SDR-3062) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 42 – ZON-3060

**CONDITIONS – Continued:**

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-3062 - FARLEY ANDERSON, LIMITED PARTNERSHIP ON BEHALF OF BULLSEYE COMMERCIAL REAL ESTATE NEVADA, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 19,100 SQUARE FOOT RETAIL BUILDING AND 3,600 SQUARE FOOT RETAIL PAD AND A WAIVER TO THE PARKING LOT LANDSCAPING REQUIREMENTS on 2.27 acres, 200 feet west of the intersection of Torrey Pines Drive and Lake Mead Boulevard (APN: 138-23-201-008), U (Undeveloped) Zone [M (Medium Density Residential) and SC (Service Commercial) General Plan Designations] [Proposed: C-1 (Limited Commercial)], Ward 6 (Mack).**

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>1</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions and deleting Condition 5 and amending Condition 6 as follows:**

6. The perimeter wall along the *northern* property line shall be eight (8) feet in height. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. All perimeter walls shall be in place prior to commencement of construction of any structures.

**– UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 43 – SDR-3062

**MINUTES – Continued:**

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 41 [GPA-3058], Item 42 [ZON-3060], and Item 43 [SDR-3062] was held under Item 41 [GPA-3058].

(8:55 – 9:01)

**2-2759**

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-3058) to a SC (Service Commercial) classification and a Rezoning (ZON-3060) to a C-1 (Limited Commercial) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. A parking variance shall be approved by the City Council prior to the issuance of building permits.
6. The perimeter wall along the southern and eastern property lines shall be eight (8) feet in height. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. All perimeter walls shall be in place prior to commencement of construction of any structures.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 43 – SDR-3062

**CONDITIONS – Continued:**

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
16. Provide a copy of a recorded Joint Access and Parking Agreement between this site and the adjoining parcel to the east prior to the issuance of any permits.
17. Site development to comply with all applicable conditions of approval for ZON-3060 and all other site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**GPA-3066 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP** - Request to amend Map 4 of the Centennial Hills Sector Plan FROM: EC-TC (EMPLOYMENT CENTER MIXED-USE-TOWN CENTER) TO: ML-TC (MEDIUM-LOW RESIDENTIAL-TOWN CENTER) on 25.68 acres adjacent to the northwest corner of Gilcrease Avenue and Fort Apache Road (APN: 125-18-501-004, 005, 010, 011, 012 and 013), Ward 6 (Mack).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – ABEYANCE to 11/6/2003 Planning Commission meeting – UNANIMOUS**

NOTE: COMMISSIONER McSWAIN disclosed that she would abstain on these items when they come back before the Planning Commission because her firm has a contract with D.R. Horton. However she felt comfortable voting on the abeyance.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that staff has requested these items be held in abeyance to the 11/6/2003 Planning Commission meeting due to an irregularity in the notification process. The abeyance will ensure that the proper notification takes place.

GEORGE SPENCER, 50 South Jones Boulevard, appeared on behalf of the applicant and concurred with the abeyance.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 44 – GPA-3066

**MINUTES – Continued:**

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 44 [GPA-3066], Item 45 [ZON-3071], Item 46 [SUP-3073], and Item 47 [SDR-3079] was held under Item 44 [GPA-3066].

(6:15 – 6:17)

**1-296**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ZON-3071 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP** - Request for a Rezoning FROM: U (UNDEVELOPED) [EC-TC (EMPLOYMENT CENTER MIXED-USE-TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 25.68 acres adjacent to the northwest corner of Gilcrease Avenue and Fort Apache Road (APN: 125-18-501-004, 005, 010, 011, 012 and 013), Ward 6 (Mack).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – ABEYANCE to 11/6/2003 Planning Commission meeting – UNANIMOUS**

NOTE: COMMISSIONER McSWAIN disclosed that she would abstain on these items when they come back before the Planning Commission because her firm has a contract with D.R. Horton. However she felt comfortable voting on the abeyance.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 45 – ZON-3071

**MINUTES – Continued:**

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 44 [GPA-3066], Item 45 [ZON-3071], Item 46 [SUP-3073], and Item 47 [SDR-3079] was held under Item 44 [GPA-3066].

(6:15 – 6:17)

**1-296**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SUP-3073 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A GATED SUBDIVISION WITH PRIVATE STREETS WITHIN TOWN CENTER adjacent to the northwest corner of Gilcrease Avenue and Fort Apache Road (APN: 125-18-501-004, 005, 010, 011, 012 and 013), U (Undeveloped) Zone [EC-TC (Employment Center Mixed-Use - Town Center) General Plan Designation] [Proposed: ML-TC (Medium-Low Residential - Town Center) General Plan Designation], Ward 6 (Mack).

IF APPROVED: C.C.: 11/19/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – ABEYANCE to 11/6/2003 Planning Commission meeting – UNANIMOUS**

NOTE: COMMISSIONER McSWAIN disclosed that she would abstain on these items when they come back before the Planning Commission because her firm has a contract with D.R. Horton. However she felt comfortable voting on the abeyance.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 46 – SUP-3073

**MINUTES – Continued:**

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 44 [GPA-3066], Item 45 [ZON-3071], Item 46 [SUP-3073], and Item 47 [SDR-3079] was held under Item 44 [GPA-3066].

(6:15 – 6:17)

**1-296**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-3079 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A PROPOSED 195 UNIT SINGLE FAMILY CLUSTER DEVELOPMENT on 25.68 acres adjacent to the northwest corner of Gilcrease Avenue and Fort Apache Road (APN: 125-18-501-004, 005, 010, 011, 012 and 013), U (Undeveloped) Zone [EC-TC (Employment Center Mixed-Use - Town Center) General Plan Designation] [Proposed: ML-TC (Medium-Low Residential - Town Center) General Plan Designation], Ward 6 (Mack).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – ABEYANCE to 11/6/2003 Planning Commission meeting – UNANIMOUS**

NOTE: COMMISSIONER McSWAIN disclosed that she would abstain on these items when they come back before the Planning Commission because her firm has a contract with D.R. Horton. However she felt comfortable voting on the abeyance.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 47 – SDR-3079

**MINUTES – Continued:**

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 44 [GPA-3066], Item 45 [ZON-3071], Item 46 [SUP-3073], and Item 47 [SDR-3079] was held under Item 44 [GPA-3066].

(6:15 – 6:17)

**1-296**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**MOD-3069 - SIGNATURE HOMES ON BEHALF OF PLASTER DEVELOPMENT COMPANY** - Request for a Major Modification to the Iron Mountain Ranch Master Plan (Planned Area 16 and Section 2.3.2) TO ALLOW 14,000 SQUARE FOOT MINIMUM LOT SIZES WHERE 20,000 SQUARE FOOT IS THE MINIMUM ALLOWED on 9.8 acres adjacent to the southwest corner of Horse Drive and Thom Boulevard (APN: 125-12-701-005), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the November 20, 2003 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – ABEYANCE to 11/20/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her firm is under contract with Signature Homes**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant requested abeyance of these items to the 11/20/2003 Planning Commission meeting in order to meet with the neighbors. A copy of the letter is on file.

The applicant was not present.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 48 – MOD-3069

**MINUTES – Continued:**

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 48 [MOD-3069] and Item 49 [SDR-3072] was held under Item 48 [MOD-3069].

(6:17 – 6:18)

**1-381**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-3072 - SIGNATURE HOMES ON BEHALF OF PLASTER DEVELOPMENT COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 18 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 9.8 acres adjacent to the southwest corner of Horse Drive and Thom Boulevard (APN: 125-12-701-005), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the November 20, 2003 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – ABEYANCE to 11/20/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her firm is under contract with Signature Homes**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 48 [MOD-3069] and Item 49 [SDR-3072] was held under Item 48 [MOD-3069].

**1-381**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ZON-3047 - MARCUS ALLEN** - Request for a Rezoning FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) AND TO ALLOW AN 82 FOOT MINIMUM LOT WIDTH WHERE 100 FEET IS THE MINIMUM REQUIRED on 0.21 acres at 1200 West Lake Mead Boulevard (APN: 139-21-610-285), Ward 5 (Weekly).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that this site is located within the Las Vegas Redevelopment area and is designated as SC (Service Commercial). The applicant's request to change to C-1 (Limited Commercial) is consistent with the Redevelopment Plan. He added that the applicant proposed to convert a single-family dwelling to a barbershop. Staff recommended approval subject to conditions.

MARCUS ALLEN, 1200 West Lake Mead Boulevard, concurred with staff recommendations.

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked how the applicant plans to landscape the site. CHAIRMAN TRUESDELL remarked that shrubbery and groundcover will be installed.



PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 50 – ZON-3047

**MINUTES – Continued:**

BEATRICE TURNER, West Las Vegas, expressed her approval and commended the applicant for establishing his business within the West Las Vegas community.

COMMISSIONER GOYNES agreed with MS. TURNER and stated that this endeavor will set a precedent to other citizens who reside in the West Las Vegas community.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 50 [ZON-3047] and Item 51 [SDR-3048] was held under Item 50 [ZON-3047].

(9:01 – 9:23)  
**2-3110/3-1**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application (SDR-3048) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
4. Meet with the Flood Control Section of the Department of Public Works for assistance in establishing drainage pathways required for this site, prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first.
5. If on street parking is not already prohibited adjacent to this site, submit a written request to the Traffic Engineer to eliminate on-street parking on Lake Mead Boulevard adjacent to this site.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 50 – ZON-3047

**CONDITIONS – Continued:**

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-3048 - MARCUS ALLEN** - Request for a Site Development Plan Review FOR A 1,092 SQUARE FOOT BARBER SHOP, AND FOR A REDUCTION IN THE WIDTH OF THE PERIMETER LANDSCAPE PLANTER on 0.21 acres at 1200 West Lake Mead Boulevard (APN: 139-21-610-285), R-2 (Medium Density Residential) Zone [Proposed: C-1 (Limited Commercial)], Ward 5 (Weekly).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 50 [ZON-3047] and Item 51 [SDR-3048] was held under Item 50 [ZON-3047].

(9:01 – 9:23)

**2-3110/3-1**

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 51 – SDR-3048

**CONDITIONS:**

Planning and Development

1. A Rezoning application (ZON-3047) to C-1 (Limited Commercial) approved by the Planning Commission and City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The existing chain link fence shall be removed and replaced with new walls meeting the current Commercial Development Standards.
4. Any property line wall along the perimeter of the overall site shall be a decorative block wall, with at least 20 percent contrasting materials, or a wrought iron fence with decorative concrete or stone pilasters. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
8. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. The lighting shall be directed away from residential property or screened, and shall not spill over onto adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 51 – SDR-3048

**CONDITIONS - Continued:**

Public Works

12. Site development to comply with all applicable conditions of approval for ZON-3047 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ZON-3067 - BELL REAL ESTATE, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.92 acres on the north side of New York Avenue, approximately 110 feet east of Industrial Road (APN: 162-04-710-002, 004, 145 and 146), Ward 1 (Moncrief).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**DAVENPORT – APPROVED subject to conditions – Motion carried with EVANS not voting**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the Rezoning Request conforms to the land use recommendations of the Redevelopment Plan and also the mixed-use designation. With regard to the Site Development Plan Review, the applicant is proposing a 72-space parking lot for employees of the taxi company. Staff's main concern relates to the fence that needs to conform with the standards of the Centennial Plan. Staff recommended approval subject to conditions.

ZEV KAPLAN, 501 South Rancho Drive, appeared on behalf of the applicant, and concurred with staff recommendations but requested consideration to allow the existing chain link fence to remain.



PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 52 – ZON-3067

**MINUTES – Continued:**

TODD FARLOW, 240 North 19<sup>th</sup> Street, stated chain link fences have a tendency to attract flying fragments of debris making the area very unattractive.

EDWINA CANE, 15829 Lone Crest, Hacienda Heights, Los Angeles, California, owner of the property sandwiched between the applicant's proposed sites. She maintained that she had not received any notification of the applicant's intentions to develop his property. She was quite concerned for the tenants who occupy her five-unit apartment complex. JOHN CANE, 534 Concord Street, El Segundo, California, appeared with his mother and clarified that her main concern was being unaware of what was being proposed. CHAIRMAN TRUESDELL asked MS. CANE to speak with staff and ensured her that the applicant has committed to complying with all the conditions pertaining to lighting, fencing, and landscaping.

COMMISSIONER McSWAIN asked for the location of the cab company. MR. WALTON explained that it is located on Industrial Road and remarked that the proposed lot will resolve the problem of employees parking on the streets. Responding to COMMISSIONER McSWAIN'S comments regarding the wrought iron fencing, MR. KAPLAN stated that that type of fencing would be out of character with the area.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 52 [ZON-3067] and Item 53 [SDR-3070] was held under Item 52 [ZON-3067].

NOTE: Recess at 9:23 P.M.

(9:06 – 9:23)

**2-3384/4-1**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review (SDR-3070) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 52 – ZON-3067

**CONDITIONS – Continued:**

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
4. Meet with the Flood Control Section of the Department of Public Works for assistance in establishing finished floor elevations and drainage pathways required for this site, prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-3070 - BELL REAL ESTATE, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT on 0.92 acres on the north side of New York Avenue, approximately 110 feet East of Industrial Road (APN: 162-04-710-002, 004, 145 and 146), R-4 (High Density Residential) Zone [Proposed: C-2 (General Commercial)], Ward 1 (Moncrief).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**DAVENPORT – APPROVED subject to conditions – Motion carried with EVANS not voting**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 52 [ZON-3067] and Item 53 [SDR-3070] was held under Item 52 [ZON-3067].

NOTE: Recess at 9:23 P.M.

2-3384/4-1

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 53 – SDR-3070

**CONDITIONS:**

Planning and Development

1. The fence along the south property line shall be constructed of wrought iron, painted Black-Forest Green, and designed in conformance with the standard drawing found on page 36 of the Las Vegas Downtown Centennial Plan.
2. All development shall be in conformance with the Site Development plan except as amended by Condition 1.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
6. All City Code requirements and design standards of all City departments must be satisfied.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.
9. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
10. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 53 – SDR-3070

**CONDITIONS - Continued:**

Public Works

11. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of construction drawings for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
13. Site development to comply with all applicable conditions of approval for ZON-3067 and all other site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ZON-3080 - CARINA CORPORATION, ET AL - Request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 14.01 acres north of Ann Road, west of Torrey Pines Drive (APN: 125-26-402-005 and 125-26-403-013), Ward 6 (Mack).**

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that the proposed RPD2 is consistent with the current General Plan. He stated that the proposal is for a 32-lot single-family residential subdivision that equates to 2.49 units per acre and is less than the number of units allowed. MR. WALTON added that there are adjacent developments that are similar in design and density so therefore the zoning request and the site development plan are in conformance relative to density as well as compatible with other projects being developed in the area. Staff recommended approval subject to conditions.

CHRIS CROFT, Wright Engineers, 7425 Peak Drive, appeared on behalf of the application and concurred with staff recommendations.





PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 54 – ZON-3080

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 54 [ZON-3080] and Item 55 [SDR-3082] was held under Item 54 [ZON-3080].

NOTE: Meeting resumed at 9:35 P.M.

(9:35 – 9:44)

**3-320**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application (SDR-3082) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Submit a Petition of Vacation for Rebecca Road in both City and Clark County jurisdictions for all rights-of-way in conflict with the proposed site plan. Orders of Vacation for both the City and County properties shall record concurrently and must be recorded prior to recordation of a Final Map abutting or overlying the area to be vacated, and the Final Map must show the Recorder's numbers of the Vacations.
4. Dedicate 40 feet of right-of-way for Torrey Pines Drive adjacent to this site.
5. Construct half-street improvements, including appropriate overpaving, if legally able, on Torrey Pines Drive adjacent to this site concurrent with development of this site. Also, extend a minimum of two lanes of paving from the south edge of this site on Torrey Pines Drive southward to Ann Road concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and south boundary of parcel 125-26-403-013 prior to construction of hard surfacing (asphalt or concrete).

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 54 – ZON-3080

**CONDITIONS – Continued:**

6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
  
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 54 – ZON-3080

**CONDITIONS – Continued:**

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.
9. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**SDR-3082 - CARINA CORPORATION, ET AL** - Request for a Site Development Plan Review FOR A 32 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 14.01 acres north of Ann Road, west of Torrey Pines Drive (APN: 125-26-402-005 and 125-26-403-013), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development – 2 Units Per Acre)], Ward 6 (Mack).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 54 [ZON-3080] and Item 55 [SDR-3082] was held under Item 54 [ZON-3080].

NOTE: Meeting resumed at 9:35 P.M.

(9:35 – 9:44)

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 55 – SDR-3082

**CONDITIONS:**

Planning and Development

1. A Rezoning (ZON-3080) to a R-PD2 (Residential Planned Development – 2 Units per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The standards for this development shall include the following: minimum lot size of 13,000 square feet and building height shall not exceed two-stories or 35 feet, whichever is less.
4. The setbacks for this development shall be a minimum of 30 feet to the front of the house as measured from the edge of the private street, 10 feet on the side, 15 feet on the corner side, and 35 feet in the rear.
5. Guest House/Casitas shall conform to the minimum standards of Title 19.04.040.
6. The landscape plan shall reflect minimum 24-inch box trees and a minimum of four five-gallon shrubs for each tree, including groundcover within provided planters. The location and number of required trees shall match the submitted landscape plan.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. Air conditioning units shall not be mounted on rooftops.
9. Any proposed property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
12. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 55 – SDR-3082

**CONDITIONS - Continued:**

13. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

**Public Works**

14. Submit a Petition of Vacation for Rebecca Road in both City and Clark County jurisdictions for all rights-of-way in conflict with the proposed site plan. Orders of Vacation for both the City and County properties shall record concurrently and must be recorded prior to recordation of a Final Map abutting or overlying the area to vacate, and the Final Map must show the Recorder's numbers of the Vacations.
15. Site development plan as shown requires relocation of the public sewer located within Rebecca Road.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives if proposed shall be designed, located and constructed in accordance with Standard Drawing #222a. The site plan shows the driveway on Ann Road to be an exit only, therefore it must be a pan type driveway with crash gate.
17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3080 and all other subsequent site-related actions.
19. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ZON-3119 - SF INVESTMENTS** - Request for a Rezoning FROM: RE (RESIDENCE ESTATES) TO: R-1 (SINGLE-FAMILY RESIDENTIAL) AND TO ALLOW 5.5 DWELLING UNITS PER ACRE WITHIN A RURAL PRESERVATION NEIGHBORHOOD BUFFER WHERE 3.0 UNITS PER ACRE IS PERMITTED on 10 acres adjacent to the northeast corner of Peak Drive and Maverick Street (APN: 138-14-601-029, 030; 138-14-602-021, 138-14-701-001, and 002), Ward 5 (Weekly).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**2**

**City Council Meeting**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the November 6, 2003 Planning Commission meeting.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – ABEYANCE to 11/6/2003 Planning Commission meeting – UNANIMOUS**

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant requested the Request for Rezoning be held to the 11/6/2003 Planning Commission meeting in order to be heard together with the Site Development Plan.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant, and concurred with the abeyance.





PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 56 – ZON-3119

**MINUTES – Continued:**

MARGARET MINSTER, 6221 Fort West Road, asked how many units are planned and how many acres this application involves. MR. CLAPSADDLE stated 5.5 units per acre was advertised. In an R-PD, variable lot sizes and setbacks are appropriate because the zoning is tied into the site development plan. He provided additional explanation as to how staff determines the number of units and in final stated this particular application equates to 3.3 units to the acre.

LILLY BURNS, 2880 Mustang Street, expressed concern about what the site development plan entails. CHAIRMAN TRUESDELL stated that any changes to the site development plan will require the Commission's review.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:18 – 6:24)

**1-415**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**VAR-3029 - WADE ROBERTS** - Request for a Variance TO ALLOW AN EIGHT FOOT WALL WHERE FOUR FOOT (TOP TWO FEET BEING 50% OPEN) IS ALLOWED on 0.46 acres at 1750 South Tenaya Way (APN: 163-03-604-006), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

P.C.: FINAL ACTION

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>2</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**DAVENPORT – APPROVED** subject to conditions – Motion carried with GOYNES voting No.

**This is Final Action.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant proposes to construct an 8-foot wall to ensure additional security for the site. He stated that a similar variance was granted six lots to the north. MR. CLAPSADDLE emphasized that each application is reviewed individually. In this particular case, staff recommended denial because it does not meet the standards for granting a variance.

WADE ROBERTS, 1750 South Tenaya Way, explained that his main concern was based on the amount of traffic flowing through his neighborhood and additionally with the completion of the adjacent off-site improvements the traffic volume is continually increasing.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 57 – VAR-3029

**MINUTES – Continued:**

TODD FARLOW, 240 North 19<sup>th</sup> Street, stated this would set a negative precedence.

COMMISSIONER McSWAIN noted that many of the residences in the area have walls that are 8 to 10 feet in height. She suggested a lower-height wall with a decorative extension at the top. MR. ROBERT stated that the proposed wall will be decorative and will include columns and be covered with a smooth plaster finish..

COMMISSIONER DAVENPORT agreed with COMMISSIONER McSWAIN'S comments, expressing that he would support this application and noted that he too would be concerned about the traffic and especially the children.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:44 – 9:51)

**3-472**

**CONDITIONS:**

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The proposed wall shall be made of decorative block, with at least 20 percent contrasting material.
3. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**VAR-3065 - TOMASA CHAVEZ ON BEHALF OF BEST GROUP, INC.** - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 34 PARKING SPACES ARE REQUIRED FOR AN EXISTING RETAIL BUILDING WITH A RESTAURANT at 621 North Eastern Avenue (APN: 139-26-811-192), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>74</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES - DENIED – UNANIMOUS**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the existing building was previously utilized for a sewing machine business and is now a restaurant. Staff recommends denial of the variance because of the substantial reduction in parking. MR. CLAPSADDLE noted that the deficiency in parking is being caused by use of the restaurant.

DAVID GARCIA, 23 Kolmar Court, appeared on behalf of the applicant. He explained that only 3,000 square feet of the entire parcel will be used for the restaurant facility.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 58 – VAR-3065

**MINUTES – Continued:**

ATTORNEY DARREN WELSH, 3790 South Paradise Road, appeared in opposition on behalf of the adjacent landowner. He stated that the applicant would require at least 15 parking stalls to accommodate both customer and employee parking. Estimating that only 10 to 11 stalls would be available to customers, it seems inevitable that the overflow parking would go into his client's parking lot. ATTORNEY WELSH also maintained that street is already quite heavy with traffic and this situation would encourage additional traffic from customers who intend to patronize the restaurant but are unable to find available parking. ATTORNEY WELSH further clarified that his client, as the landlord of the adjacent property maintains a lease that enables exclusive shared parking with one of the merchant's who currently occupies space in the shopping complex. He stated that his client wants to prevent any type of injury on his property caused by patrons of the restaurant trespassing on to his property.

TODD FARLOW, 240 North 19<sup>th</sup> Street, stated that it would be an imposition to the tenants of the adjoining shopping center and opposed granting of the parking variance,.

LUZ MARIA SANCHEZ, 621 North Eastern Avenue, owner of the property appeared on behalf of the applicant. She stated that there would be no way for the restaurant customers to trespass onto the adjacent property because of the wall that intersects both properties and the location of Nevada Power poles.

COMMISSIONER McSWAIN concurred and stated that this area is very close to residential. She could not support the parking variance and felt this area was not the best choice to locate a restaurant. CHAIRMAN TRUESDELL concurred with the previous comments and also remarked that this site has long been a challenge for people getting in and out of the area.

MR. GARCIA responded by saying that he has obtained 18 letters of support from customers and business owners who are located within close proximity to the proposed restaurant. Additionally, he justified that most of his business sales are take out orders.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 58 [VAR-3065] and Item 59 [SUP-3064] was held under Item 58 [VAR-3065].

(9:51 – 10:03)

**3-725**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SUP-3064 - TOMASA CHAVEZ ON BEHALF OF BEST GROUP, INC.** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR at 621 North Eastern Avenue (APN: 139-26-811-192), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 11/19/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>74</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES - DENIED – UNANIMOUS**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 58 [VAR-3065] and Item 59 [SUP-3064] was held under Item 58 [VAR-3065].

(9:51 – 10:03)

**3-725**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**VAR-3075 - JACOB A. BINGHAM** - Request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED GARAGE ADDITION on 2.76 acres at 6200 Deer Springs Way (APN: 125-23-601-023), R-E (Residence Estates) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Letter of Support from Fred Ahlstrom dated 10/22/2003

**MOTION:**

**McSWAIN – APPROVED subject to conditions – UNANIMOUS**

**This is Final Action.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that there are no hardships or unique circumstances to warrant a variance for the setback. The lot is almost three acres in size and staff believes the applicant should be able to comply with the setback standards. Staff recommended denial.

LUCY STEWART and JACOB BINGHAM, 6200 Deer Spring Way, appeared on behalf of this application. MS. STEWART stated that there are no legal hardships but explained that there are several unique circumstances that the applicant believes would warrant approval of a variance. She explained that in order for the property owner to maintain his water rights, he is allowed additional construction only within a very limited area. MS. STEWART remarked that the applicant proposes a

one-story garage to be used for two cars, a tractor and storage. She submitted a letter of support from the adjoining neighboring supporting his proposal.



PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 60 – VAR-3075

**MINUTES – Continued:**

COMMISSIONER McSWAIN asked whether the garage would be built over the drainage easement. MS. STEWART believed that staff had recommended an amendment to the drainage study. She clarified that the drainage actually occurs to the east of the property where a private drive is located.

COMMISSIONER GOYNES stated he could support this application and felt that the applicant has gained the confidence of his neighbors and will be constructing an aesthetically pleasing product.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:03 – 10:08)

**3-1136**

**CONDITIONS:**

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to the site plan and building elevations as submitted.

Public Works

3. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**VAR-3076 - TANEY ENGINEERING ON BEHALF OF AZURE RIO VISTA, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 7,081 SQUARE FEET OF OPEN SPACE WHERE 21,554 SQUARE FEET IS REQUIRED on 9.46 acres adjacent to the northwest corner of Azure Drive and Rio Vista Street (APN: 125-27-503-013 and 014), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

☐

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

☐

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Letters of support (4) from Christopher J. Rajczi, Dave and Linda Spackeen, Celia Ortiz, and Joe Clark

**MOTION:**

**NIGRO – DENIED – UNANIMOUS**

**To be heard by the City Council on 11/19/2003**

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY ROWE'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, briefly went over the layout of the lots as exhibited by the Site Plan. He noted that the only open space shown is the required Multi-

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 61 – VAR-3076

**MINUTES – Continued:**

Use Transportation Trail outside the limits of the subdivision. Staff recommended denial of the open space variance seeing as there is no justification for the request or determining that any hardship exists.

ATTORNEY RUSSELL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He gave a brief description of the proposed project and noted that the property was previously zoned at R-PD3. On the overhead, he indicated other residential developments that do not have open space. He stated that this development is being built to be compatible with the other surrounding developments and meeting the character of the area. Using the overhead, ATTORNEY ROWE showed the casita-designed homes and was very proud with the product and how it would fit in with the area.

TODD FARLOW, 240 North 19<sup>th</sup> Street, was very pleased with the design of the homes. However, he objected to the lack of open space and stated this could not be permitted.

RICHARD GARLAND appeared in objection to the proposed development stating that it will increase the volume of traffic and detract from the rural feel. MICKY SCHUMACHER, 7185 West Regena Avenue, stated that there are adjacent homes from three quarters of an acre to one-acre lots. He was acceptable to the design of the homes, but urged the developer to comply with the open-space requirements. BEVERLY GARLAND, 7125 West Regena Avenue, objected to the number of homes that would back up against her property. JEFF SPECIAL, 6250 Rio Vista Street, owner/operator of the restaurant directly across the street, was concerned that if the project moves forward, the road construction would again impact his restaurant and its guests. He requested some assurance that the construction would be done in an efficient manner.

ATTORNEY ROWE pointed out that the property at the current time is not maintained, but assured that once approval is obtained, the developer will move to have the site cleared and prepared for development. With regard to homes backing up against existing residences, ATTORNEY ROWE stated only two homes would back up against the adjacent neighbors. He also assured that the developer will be willing to work with the neighbors prior to the applications moving forward to the City Council. With regard to MR. SPECIAL'S request, ATTORNEY ROWE stated that the construction of the roads will be done in such a way that would have the least impact on his business.

COMMISSIONERS McSWAIN and NIGRO both agreed that they would consider the open space variance if all of the homes were on larger sized lots, thus preserving the rural aspects of the area. COMMISSIONER NIGRO also attested to larger lots having more frontage, more landscaping adjacent to the streets and it lessens the impact to the adjacent property owners.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 61 – VAR-3076

**MINUTES – Continued:**

COMMISSIONER EVANS stated that he would not support the reduction in the open space.

ATTORNEY ROWE, responding to CHAIRMAN TRUESDELL, informed that the lot sizes range from 10,800 to 12, 800 square feet on the RNP buffer and on the northern section, the range is 6200 square feet to 11,200 square feet. CHAIRMAN TRUESDELL stated that he would support the variance if the numbers were closer to what staff recommends. ATTORNEY ROWE stated that the applicant will take the Commission's comments into consideration and meet with the neighbors as well as see if the developer can work additional open space into the plan.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 61 [VAR-3076] and Item 62 [SDR-3078] was held under Item 61 [VAR-3076].

(10:08 – 10:26)

**3-1305**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-3078 - TANEY ENGINEERING ON BEHALF OF AZURE RIO VISTA, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 30 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 9.46 acres adjacent to the northwest corner of Azure Drive and Rio Vista Street (APN: 125-27-503-013 and 014), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Letters of support (4) from Christopher J. Rajczi, Dave and Linda Spackeen, Celia Ortiz, and Joe Clark (attached at Item 61 [VAR-3076])

**MOTION:**

**NIGRO – DENIED – UNANIMOUS**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 61 [VAR-3076] and Item 62 [SDR-3078] was held under Item 61 [VAR-3076].

(10:08 – 10:26)

**3-1305**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**RQR-3023 - MARSHALL FAMILY, LIMITED PARTNERSHIP** - Required Review of an approved Special Use Permit (U-0126-94) WHICH ALLOWED A 40 FOOT HIGH, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2330 Industrial Road (APN: 162-04-802-007), M (Industrial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 11/19/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 11/19/2003**

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY ROWE’S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item. COMMISSIONER NIGRO also disclosed that his firm has done work for the Marshall Family but have done no work recently and he would be voting on this item.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that the sign meets the standards of the code and therefore staff’s recommendation is for approval.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 63 – RQR-3023

**MINUTES – Continued:**

ATTORNEY RUSSELL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with staff conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:26)

**3-2020**

**CONDITIONS:**

Planning and Development

1. The Special Use Permit shall be reviewed in five years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign.
5. All City Code requirements and design standards of all City departments must be satisfied.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**RQR-3024 - GATEWAY MOTEL, INC.** - Required One Year Review of an approved Special Use Permit (U-0028-01) WHICH ALLOWED A 40 FOOT HIGH, 28 FOOT BY 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 928 Las Vegas Boulevard South (APN: 139-34-410-165), C-2 (General Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 11/19/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – DENIED – UNANIMOUS with TRUESDELL abstaining because he has interest in a property that has a billboard on it that is affected by the Scenic Byway designation; therefore he would not be voting on this item.**

**This is Final Action.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated that the billboard does not conform to the Downtown Centennial Plan or the Redevelopment Plan. Continuation of the use does not support redevelopment or rehabilitation of the neighborhood so staff has recommended denial. MR. WALTON added that the Las Vegas Boulevard, from Sahara Avenue to Washington Boulevard has attained a Scenic Byway designation from the State of Nevada. Plans to attain a National Scenic Byway designation are currently underway. He stated that according to the National Standards, billboards are not permitted.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 64 – RQR-3024

**MINUTES – Continued:**

JAY BROWN, 520 South 4<sup>th</sup> Street, appeared on behalf of the applicant. He explained that this billboard was approved on two separate occasions by the City Council. He asked for approval of the one-year review.

TODD FARLOW, 240 North 19<sup>th</sup> Street, disagreed that this billboard would have any positive benefit to the surrounding neighborhood. He also challenged the applicant's promise to maintain the property that he says has not been done.

RON DeCARR, owner of the Viva Las Vegas Wedding Chapel, 1205 Las Vegas Boulevard, explained that the City of Las Vegas will receive \$26 million per year to rehabilitate the downtown area if they conform to the rules of the Scenic Byways.

COMMISSIONER EVANS stated that a year ago, he believes the Planning Commission had recommended denial of the sign because of its size. MR. BROWN stated that to be true, but added that the applicant did reduce the size of sign.

MARGO WHEELER, Deputy Director, Planning and Development Department, explained that a study is underway based on the Federal rotational application period. She anticipated the designation in the year 2005. MS. WHEELER added that the State designation is already in place and the prohibition of billboards is already in effect. Anticipation of funding that will be potentially available for the City based upon the Federal designation will probably occur in 2005.

COMMISSION McSWAIN stated that consideration of the Scenic Byway designation is a valid reason to have the billboards removed.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:26 – 10:35)

**3-2095**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SUP-2962 - KOSTER FINANCE ON BEHALF OF CEAGLE SPIRIT, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED at 2300 East Bonanza Road (APN: 139-35-501-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).**

IF APPROVED: C.C.: 11/19/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>307</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition with 307 signatures of approval

**MOTION:**

**GOYNES - DENIED – Motion carried with NIGRO abstaining as his firm is currently negotiating with Koster Finance for one of his locations and McSWAIN and DAVENPORT voting No**

**This is Final Action.**

**NOTE: A prior Motion for Approval subject to conditions by DAVENPORT failed with EVANS, GOYNES and TRUESDELL voting No**

NOTE: COMMISSIONER DAVENPORT disclosed that he is in the mortgage business but does not make signature loans.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 65 – SUP-2962

**MINUTES – Continued:**

DAVID CLAPSADDLE, Planning and Development Department, explained that the subject site is located within a commercial subdivision. He added that although the base conditions of approval have no separation distance standard, staff did analyze other like businesses located within the notification area. Staff recommended denial.

KIM KOSTER, CEO for Koster Finance, 602 South 10<sup>th</sup> Street, appeared on behalf of the applicant. She explained that the proposed financial institution does not offer check-cashing services, payday loans or car title loans. The Special Use Permit would be strictly for services that offer signature loans. MS. KOSTER submitted a petition of 307 signatures in support of the financial establishment.

TODD FARLOW, 240 North 19<sup>th</sup> Street, expressed his disapproval of this application and stated that this area is saturated with similar financial institutions.

COMMISSIONER McSWAIN asked MS. KOSTER to differentiate between her service and those of other financial institutions. MS. KOSTER explained that her facility only promotes signature loans and for some reason her business was categorized that same as those establishments offering car title loans, check cashing and payday loans. COMMISSIONER DAVENPORT added that the applicant's license is only limited to one specific service and if she tried to operate otherwise, she would lose her license. MARGO WHEELER, Deputy Director, Planning and Development Department, clarified that when the categories were established, staff had consulted Business Licenses for assistance.

MS. KOSTER briefly described for COMMISSIONER GOYNES the process her firm utilizes to grant customer loans.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:35 – 10:46)

**3-2425**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SUP-3002 - KATSUM, INC. ON BEHALF OF CHRISTOPHER & CYNTHIA HILL -**  
Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED at 9470 West Sahara Avenue (APN: 163-06-816-029), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

IF APPROVED: C.C.: 11/19/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions – Motion carried with DAVENPORT voting No**

**To be heard by the City Council on 11/19/2003**

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the proposed financial institution will have less impact in terms of parking and traffic. Surveying the area, staff determined that there is one other financial institution but it is not in the same classification.

Based on land use and impact to the area, staff recommended approval subject to conditions.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 66 – SUP-3002

**MINUTES – Continued:**

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with staff recommendations.

TODD FARLOW, 240 North 19<sup>th</sup> Street, objected to approval of this Special Use Permit.

COMMISSIONER McSWAIN stated she would support this application. She asked the applicant to give careful attention to the outside signage. MR. CLAPSADDLE remarked that there are standards to follow with regard to signage.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:46 – 10:50)

**3-2932**

**CONDITIONS:**

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The use shall comply with all applicable requirements of LVMC Title 6.
3. Any proposed changes to the building design and color scheme shall be subject to review by the Planning and Development Department to ensure that it will be harmonious and compatible with the surrounding area.
4. No temporary signs (as described in LVMC Title 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a “grand opening” or that a business is “coming soon” may be approved administratively for a period not to exceed thirty days.
5. Window signs shall not cover more than twenty percent (20%) of the area of all exterior windows.
6. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 8:00 p.m.
7. All City Code requirements and design standards of all City departments must be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SUP-3042 - BILOXI INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF ARTHUR AND JEAN GRANT** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR at 1502 Western Avenue (APN: 162-04-602-011), M (Industrial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 11/19/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that there are no other protected uses in the subject area and conforms to the standards of the Code. Staff recommended approval subject to conditions.

MICHAEL BRADSHAW, 10814 Del Rudini Street, appeared on behalf of the applicant, and concurred with staff recommendations.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 67 – SUP-3042

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:50 – 10:51)

**3-3115**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Restaurant Service Bar.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** ROBERT S. GENZER

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SUP-3059 - LAS VEGAS BILLBOARDS ON BEHALF OF THOMAS & BARBARA WALSH** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3640 Sirius Avenue (APN: 162-08-302-020), M (Industrial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 11/19/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – APPROVED subject to conditions and amended Condition 1 as follows:**

1. The Special Use Permit shall be reviewed in *six months after the issuance of a Building Permit* at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.

**And adding the following condition:**

- *The off-premise advertising (billboard) sign location shall conform to the landscaping requirements of Title 19.*

**– UNANIMOUS**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 68 – SUP-3059

**MINUTES – Continued:**

DAVID CLAPSADDLE, Planning and Development Department, explained that the subject site is located in an industrial area of the City. It meets the required separation from residential and conforms to the distance separation from other off-premise advertising signs. Staff recommended approval subject to conditions.

JAY BROWN, 520 South 4<sup>th</sup> Street, and LUCY STEWART, 2754 Highland Avenue, appeared on behalf of the applicant and concurred with staff recommendations and conditions.

TODD FARLOW, 240 North 19<sup>th</sup> Street, argued against approving the special use permit and recommended the Commission require the applicant to clean up the site before requesting a special use permit. COMMISSIONER EVANS concurred with MR. FARLOW'S summation and questioned who would be responsible for enforcing the maintenance of the property. He stated that it is absurd for the applicant to request a special use permit being fully aware of the condition of the property. CHAIRMAN TRUESDELL stated that maintenance of the billboard and property are addressed in the conditions. MR. CLAPSADDLE confirmed that Condition 3 specifies maintenance of both the billboard sign and the supporting structure.

MS. STEWART acknowledged the condition requirements but stated that she represents the billboard company who has a lease with the property owner and until the special use permit is approved, they would be unable to access the property to do the required maintenance.

COMMISSIONER McSWAIN agreed with COMMISSIONER EVANS comments. DEPUTY CITY ATTORNEY BRYAN SCOTT remarked that the Commission could ask for whatever they felt would lessen the impact on the surrounding area. MR. CLAPSADDLE stated that the conditions are clear and if the applicant is not in compliance, the special use permit could be revoked at any time. COMMISSIONER McSWAIN was very specific as to what additional requirements should be conditioned with regard to maintenance and landscaping.

MR. BROWN replied that billboards can add to the appeal of certain areas. He stated that the applicant prefers not to spend additional money until such time as the special use permit is approved and would then commit to complying with the conditions. Responding to COMMISSIONER McSWAIN'S arguments, he felt it would be an unfair request to require the billboard company to clean the site being as the request could be denied by the Commissioner. DEPUTY CITY ATTORNEY SCOTT restated that in accordance with the terms of the special use permit, the Commission has the ability to determine what they feel would be appropriate to lessen the impact of the area, even if it requires cleaning up the property site.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 68 – SUP-3059

**MINUTES – Continued:**

CHAIRMAN TRUESDELL suggested enumerating additional conditions and specifically spelling out the requirements of each. COMMISSIONER McSWAIN agreed but insisted that the review be accomplished in six months from the time the permit was pulled rather than two years as noted in the conditions.

COMMISSIONER GOYNES added that with the conditions clarified, the applicant would most likely be obligated to meet with the property owner and stress the need to comply with the standards of the Code as well as reiterate the fact that the property owner would benefit from the revenue generated if the billboard is approved. If all fails, he stated that the applicant would have the option of locating the billboard elsewhere.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:51 – 11:18)  
**3-3194/4-1**

**CONDITIONS:**

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.
2. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. The off-premise advertising (billboard) sign support pole shall be redesigned to include finish materials to complement the existing on-site building.
5. Only one advertising sign is permitted per sign face.
6. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 68 – SUP-3059

**CONDITIONS – Continued:**

7. If the off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
8. All City Code requirements and design standards of all City Departments shall be satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SUP-3061 - LAS VEGAS BILLBOARDS ON BEHALF OF WING GAY FONG** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1571 North Decatur Boulevard (APN: 138-25-503-003), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 11/19/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN - DENIED – Motion carried with NIGRO not voting**

**This is Final Action.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the billboard is located along Vegas Drive and meets the standards of the Code and is appropriate for the area. Staff recommended approval subject to conditions.

JAY BROWN, 520 South 4<sup>th</sup> Street, and LUCY STEWART, 2754 Highland Avenue, appeared on behalf of the applicant and concurred with staff recommendations.

TODD FARLOW, 240 North 19<sup>th</sup> Street, objected to approval of the use permit and had a problem specifically with sites owned by out-of-state property owners. He argued that although Code

Enforcement has the responsibility to enforce the Code, they do not have adequate manpower to stay on top of it.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 69 – SUP-3061

**MINUTES – Continued:**

CHAIRMAN TRUESDELL and COMMISSIONER McSWAIN both agreed with MR. FARLOW. CHAIRMAN TRUESDELL stated that the site is adjacent to the Redevelopment District and inasmuch as it is adjacent to a church, he felt the billboard would not be conducive with the character of the area.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:18 – 11:24)

**4-556**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-2997 - UNION LAND & DEVELOPMENT ON BEHALF OF HAROLD-RIYOKO LIVING TRUST** - Request for a Site Development Plan Review FOR A 6,500 SQUARE FOOT GENERAL RETAIL BUILDING AND A REDUCTION OF THE FRONT YARD SETBACK TO ALLOW 10 FEET WHERE 20 FEET IS THE MINIMUM REQUIRED, A REDUCTION IN THE SIDE YARD SETBACK TO ALLOW 5 FEET WHERE 10 FEET IS THE MINIMUM REQUIRED, AND A REDUCTION IN THE REQUIRED AMOUNT OF PERIMETER LANDSCAPING on 0.44 acres adjacent to the east side of Decatur Boulevard, approximately 275 feet south of Lake Mead Boulevard (APN: 139-19-301-007), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

P.C.: FINAL ACTION

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

1

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

0

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – ABEYANCE to the 11/20/2003 Planning Commission meeting – UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that the proposed building would occupy the last pad in a multi-tenant commercial center located at Decatur Boulevard between Lake Mead Boulevard and Concord Drive. He stated the placement of the building would diminish the setbacks and would impact the landscape. Staff recommended denial.

SHARON BULLOCK, 2009 Alta Drive, appeared on behalf of the applicant. She explained that the proposed building would mirror a building that is currently under construction. She asked that the waivers for the loading area and the trash enclosure be rescinded.





PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 70 – SDR-2997

**MINUTES – Continued:**

ATTORNEY MARTIN WELSH, 199 Arroyo Grande, appeared on behalf of the owners of an adjacent building. Also in attendance were the owners, GARY HOPP and RICHARD SHINDLER. He agreed with staff's recommendation for denial. ATTORNEY WELSH remarked that the building is too large for the parcel and would negatively impact the parking at that commercial center. He mentioned that a parking agreement was never registered on the property deed of his clients. He recommended that if the applicant reduced the size of the building, he would not require a waiver.

TODD FARLOW, 240 North 19<sup>th</sup> Street, asked if employee parking would be provided and where it would be located. He also expressed that it should be a major concern if a shared parking agreement was not registered on the deed.

RICHARD SHINDLER, owner of the adjacent property, agreed with staff's recommendation for denial. He stated that he was informed by the Planning staff that the building currently under construction already maximized the building for the site and therefore, there could be no more building on the site.

COMMISSIONER McSWAIN remarked that the proposed building is too imposing for the site.

Questioned by CHAIRMAN TRUESDELL, MS. BULLOCK replied that although she knows a parking analysis was conducted, she did not have a copy of a parking agreement. CHAIRMAN TRUESDELL stated that construction of another building would contradict what was contemplated for this retail center.

DONNA BISHOP, representing the Equity Group, stated that her firm manages the center for the rear property owner. Using the overhead, she indicated that the two buildings are dirt pads that have no parking.

COMMISSIONERS NIGRO and GOYNES concluded that the very first building was constructed and deficient in parking to begin with. COMMISSIONER NIGRO agreed with COMMISSIONER GOYNES that a site plan would have to come particularly because of the size of the building and additional parking would have to be included. He asked the applicant if they would be acceptable to submitting a revised site plan. The applicant concurred.

Based on the amount of unresolved concerns, CHAIRMAN TRUESDELL suggested holding this item in abeyance for thirty days to the 11/10/2003 Planning Commission meeting to allow the applicant to submit a revised site plan.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 70 – SDR-2997

**MINUTES – Continued:**

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:24 – 11:45)

**4-768**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-2952 - McKINLEY M & L 1993 LIVING TRUST, ET AL - Request for a Site Development Plan Review, A REDUCTION IN THE AMOUNT OF REQUIRED PERIMETER AND PARKING LOT LANDSCAPING, A ZERO FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED, AND WAIVERS OF THE COMMERCIAL DEVELOPMENT STANDARDS FOR A PROPOSED 7,307 SQUARE-FOOT, ONE-STORY OFFICE BUILDING AT 2605 WEST CHARLESTON BOULEVARD; AND FOR MINOR EXTERNAL IMPROVEMENTS TO AN EXISTING 8,573 SQUARE-FOOT, ONE-STORY OFFICE BUILDING at 2603 West Charleston Boulevard (APN: 162-05-512-006 and 007), C-D (Designed Commercial) Zone, Ward 1 (Moncrief).**

P.C.: FINAL ACTION

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**McSWAIN – ABEYANCE to 11/6/2003 Planning Commission meeting – UNANIMOUS**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that staff recommended this application be held to the 11/6/2003 Planning Commission meeting in order to make minor changes to the site plan.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 71 – SDR-2952

**MINUTES – Continued:**

GIOVANNI PEZZI, 500 Pilot Road, appeared on behalf of the applicant and concurred with MR. CLAPSADDLE'S explanation.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:24 – 6:25)

**1-624**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ROC-3053 - D.R. HORTON ON BEHALF OF D'NAL I, LIMITED LIABILITY CORPORATION, ET AL** - Request for a Review of Condition No. 22 of an approved Rezoning (Z-0001-99) TO ALLOW ACCESS FOR THE DEVELOPMENT FROM O'HARE ROAD AND DURANGO DRIVE NORTH TO THE SOUTH EDGE OF THE SITE (APN: 125-04-001-001, 002, 003, 005, 006, 007, and 008), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is currently bidding work with D.R. Horton**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that this is a review of condition that was originally approved requiring access from the south from O'Hare Road. Since the original approval of the zoning, the existing City of Las Vegas Right of Way along portions of Durango Drive between Log Cabin Way and Iron Mountain Road have changed. This change requires approval of legal access by adjacent property owners, particularly the State of Nevada. Staff recommended approval.



PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 72 – ROC-3053

**MINUTES – Continued:**

DAN McFADDEN, G.C. Wallace, Inc., 1555 South Rainbow Boulevard, appeared on behalf of the applicant and concurred with staff's recommendation. However, the applicant has requested it be amended to allow an early grading permit because of the access problems.

BONNIE SHOMEE, 8500 Rocky Avenue, appeared in protest. She remarked that there is a school along Brent and Durango Drive and an elementary school proposed for Durango Drive and O'Hare Road. She stated a park is planned for the east side of Durango Drive. For the record, she stated that the neighbors were told that Moccasin would remain a thoroughfare. She stated that there needs to be another road for access in and out along Durango Drive and Farm Road when the construction commences.

LOUIS RUSKAMP, citizen of Las Vegas, agreed with staff's rewriting of the condition. She stated that access could be acquired along Durango Drive or along Mocassin Road. She objected to any consideration for early grading. She stressed the importance of having two full lanes of paving along Durango Drive or along Mocassin Road before any kind of work is done on that property.

GINA VENGLASS, Public Works Department, stated that staff has recommended two lanes of access paving, either along Mocassin Road or along Durango Drive. Until that is accomplished, no on-site activities may occur.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:45 – 11:57)

**4-1659**

**CONDITIONS:**

Public Works

1. Original Condition of Approval No. 22 of Z-1-99 is hereby revised to read as follows:

Two lanes of access paving in accordance with Standard Drawing #209 shall be in place along a legal access corridor with a minimum width of 56-feet, to be obtained by the developer of this site (where such does not exist) on Durango Drive from the southern edge of this site to Brent Lane prior to the issuance of any building permits for any on-site activities, and proof of dedication, or a copy of recorded access easements or other permanent irrevocable access rights across the adjacent parcels must be provided to the City. If it is not possible to obtain legal access, two lanes of access paving in accordance with Standard Drawing #209 along a legal access corridor to be obtained by the developer of this site shall be in place on Mocassin Road from the west edge of this site westward to El Capitan Way or Fort Apache Road, and



south on El Capitan Way or Fort Apache Road to the nearest existing paving prior to the issuance of any building permits for any on-site

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 72 – ROC-3053

**CONDITIONS – Continued:**

activities. If this access route is utilized, the applicant shall be required to have all construction-related traffic utilize this “back entrance” access corridor upon its completion. Also, construct a temporary barricade on Durango Drive at Log Cabin Way to prevent construction traffic from utilizing Durango Drive, until such time that the models are opened. Four lanes of access paving must be in place on Durango Drive and shall extend from the southern edge of this site to Brent Lane prior to the issuance of any building permits beyond seventy-five percent of the homes allowed within this project site. Non-compliance will result in the denial of further home building permits. Additional paved access routes may be required if requested by the Traffic Engineer based on construction traffic patterns and/or the impact of this project’s traffic on the surrounding neighborhood.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SNC-3092 - CITY OF LAS VEGAS** - Request to rename certain public streets between Tropical Parkway on the south and Grand Teton Drive on the north, and between El Capitan Way on the west and Durango Drive on the east, to accommodate the revised alignment of Durango Drive incorporating the "S-Curve" between Tropical Parkway and Centennial Parkway, and to maintain continuity of street names across intersections, Ward 6 (Mack).

SET DATE: 11/05/03

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Letter of Opposition dated 10/22/03 from the Law Offices of Kermitt L. Waters, Esq.

**MOTION:**

**GOYNES – APPROVED– UNANIMOUS with TRUESDELL abstaining as his firm represents property that one of these roads goes through**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

COMMISSIONER NIGRO declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained the request is a result of the Town Center evolution. In order to modify the current mapping, staff recommends approval of revisions.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 73 – SNC-3092

**MINUTES – Continued:**

ATTORNEY JAMES J. LEAVITT, appeared on behalf of MARY BARSTAS, who owns property on the southeast corner of Durango Drive and Centennial Drive. He submitted a letter of opposition for the record. ATTORNEY LEAVITT stated that with the renaming of the roadway, she will lose the name Durango on property she had purchased thirty years ago. ATTORNEY LEAVITT added that MS. BARSTAS believes the Durango has been known throughout the valley as a major thoroughfare, going from one end of the Valley to the next. With renaming to Monte Cristo Drive, she believes that will reduce the value of her property.

There was no further discussion.

COMMISSIONER NIGRO declared the Public Hearing closed.

(11:57)

**4-1991**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**WVR-3030 - SAINT JANE'S CARE HOME ON BEHALF OF ROSITA SY** - Request for a Waiver of Title 19.04.040 TO ALLOW A GROUP RESIDENTIAL CARE FACILITY TO BE LOCATED WITHIN 660 FEET FROM ANOTHER GROUP RESIDENTIAL CARE FACILITY at 1412 Maria Elena Drive (APN: 162-02-204-014), R-1 (Single-Family Residential) Zone, Ward 3 (Reese).

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS - DENIED – UNANIMOUS**

**To be heard by the City Council on 11/19/2003**

NOTE: COMMISSIONER EVANS disclosed that he lives in the neighborhood but does not reside in the notification area so there would be no reason for him not to vote on this application.

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that previous applications for separation had been denied or tabled by City Council. He stated that policy prohibits waivers for the separation of these types of uses. With regard to the language that establishes the kind of use, there is a fear that too many will cluster together. Once concern deals with this location being in close proximity to the use on the other side of the block as well as a pre-existing use to the south that have been active until recently. MR. WALTON stated there is no hardship that would warrant a waiver. Staff recommended denial.



PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 74 – WVR-3030

**MINUTES – Continued:**

JOSEPH SY, the applicant, 25 Wade Hampton Trail, stated that at the time the property was purchased he was aware that it was previously operated as a care home. South of the property also existed another care home facility that was shutdown due to foreclosure. MR. SY stated that he was advised when applying for his business license that he would have to come before the Planning Commission for approval because another care home existed 450 feet from his property. He justified approval of the waiver stating that the home was previously use as a care home facility.

TODD FARLOW, 240 North 19<sup>th</sup> Street, stated that this is R-1 and renting rooms is prohibited by that zoning, therefore the application is in violation. He argued that distance requirements were established to prevent saturation of this type of uses.

MICHAEL HALLOWAY, 1015 Becky Circle, an adjacent neighbor, appeared in opposition and asked the Commission to follow staff's recommendation for denial. He objected to the applicant renting out rooms and objected to the potential clustering of this type of use which would lower the value of the surrounding properties.

DAVID LEBAR, 1408 Maria Elena Drive, lives next door to this property. He objected to the number of people who occupy the residence and disapproved of the number of cars that are parked in the driveways and on the streets. Because most of the people living in the residence appear to have a transient lifestyle, he stated that they have no pride in the redevelopment of the area.

JAIME RICHARDS, 1404 Maria Elena Drive, appeared in opposition and agreed with MR. LEBAR that this is a beautiful neighborhood with residents who take pride in their homes. He also objected to the imposition of the tenants of that residence and asked the Commission to deny the applicant's request.

ROBERT GENZER, Director of Planning and Development Department, remarked that staff would submit the complaints that were voiced this evening to the Code Enforcement.

MR. SY maintained that the resident was run down when he purchased it. Since acquiring ownership he has improved the property and tried to enhance the yard to give it a pleasing appearance. He asked the Commission to consider this and approve his request for a waiver.

COMMISSIONER GOYNES stated that neighborhoods are for homes and families and remarked that it is a disgrace to the community to allow a care facility.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 74 – WVR-3030

**MINUTES – Continued:**

MR. WALTON clarified that the owner of the original facility left the area and let the license expire.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:01 – 12:18)

**4-2134**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**VAC-2946 - PULTE HOMES ON BEHALF OF PN II, INC. AND MEADOWBROOK MOUNTAIN SPA, LIMITED LIABILITY COMPANY** - Request for a Petition to vacate the east half of Buffalo Drive between Brent Lane and Iron Mountain Road, Ward 6 (Mack).

SET DATE: 11/05/03

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report (Not Applicable)

**MOTION:**

**NIGRO – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with McSWAIN abstaining as her firm is currently doing work for Del Webb Corporation.**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant requested this item be withdrawn without prejudice. A copy of the letter is on file.

VALERIE POWERS, Stantec Consulting, 7251 West Charleston Boulevard, appeared on behalf of the applicant, and concurred with the withdrawal without prejudice. She stated that there are a number of issues still unresolved; therefore, the applicant desires to withdraw the application.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 75 – VAC-2946

**MINUTES – Continued:**

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:25 – 6:27)

**1-632**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**VAC-3019 - R/S DEVELOPMENT ON BEHALF OF WESTVIEW LIMITED LIABILITY COMPANY** - Request for a Petition to vacate U.S. Government Patent Reservations generally located south of Wittig Avenue, east of Grand Canyon Drive, Ward 6 (Mack).

SET DATE: 11/05/03

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**NIGRO – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated the Vacation is in order.

BRENT WILSON, 2727 South Rainbow Boulevard, concurred with staff recommendations.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:18 – 12:19)

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 76 - VAC-3019

**CONDITIONS:**

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the vacation of these U.S. Government Patent Reservations, the vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works. The drainage study submitted for Z-58-01 may be used to satisfy this requirement provided that it includes a section covering the area to be vacated.
2. Prior to the recordation of an Order of Relinquishment of Interest all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**VAC-3057 - LEO A. DALY - ARCHITECTS ON BEHALF OF THE COUNTY OF CLARK (UMC)** - Request for a Petition to vacate Valerie Street, generally located east of Tonopah Drive, Ward 5 (Weekly).

SET DATE: 11/05/03

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

1

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

0

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that the applicant intends to incorporate the right-of-way. The applicant intends to construct a parking lot to be used temporarily for employee parking. Staff recommended approval subject to conditions.

JOHN DARIN, Daly Architects, 3960 Howard Hughes Parkway, appeared on behalf of the applicant and agree to staff conditions.

No one appeared in opposition.

There was no further discussion.



PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 77 – VAC-3057

**MINUTES – Continued:**

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:19 – 12:20)

**4-2996**

**CONDITIONS:**

1. Prior to the recordation of the Order of Vacation, abandon, relocate, or provide a 20 foot wide sewer easement for the existing public sewer line in Valerie Street.
2. Prior to the recordation of the Order of Vacation legal access must be provided or retained to Assessor's Parcel Numbers 139-33-302-029 & 139-33-302-030.
3. Dedicate or obtain dedication for the complete cul-de-sac bulb per Standard Drawing #212 or an offset cul-de-sac for Rose Street prior to recordation of an Order of Vacation for this site, unless an alternative plan to terminate Rose Street is accepted by the City Engineer.
4. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-3054 may be used to satisfy this condition.
5. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
6. All development shall be in conformance with code requirements and design standards of all City departments.
7. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 77 – VAC-3057

**CONDITIONS – Continued:**

8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-3054 - LEO A. DALY - ARCHITECTS ON BEHALF OF THE COUNTY OF CLARK (UMC) - Request for a Site Development Plan Review and Waivers of the Medical District Standards FOR A PROPOSED TEMPORARY PARKING LOT AND FOR A WAIVER OF INTERNAL PARKING LOT STANDARDS on 2.42 acres adjacent to the northeast corner of Tonopah Drive and Valerie Street (APN: 139-33-302-026, 027, 028, 029, 030, 031 and 032), PD (Planned Development) Zone, Ward 5 (Weekly).**

C.C.: 11/19/03

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**GOYNES – APPROVED subject to conditions and amending Condition 8 as follows:**

8. A Petition of Vacation, such as VAC-3057, for the purpose of vacating Valerie Street in a manner acceptable to the Department of Public Works, *must be approved by City Council prior to* the issuance of permits for this site. If said vacation is not approved, *half-street improvements will be required on* Valerie Street *unless deferral of such improvements is approved by City Council..*

**- UNANIMOUS**

**To be heard by the City Council on 11/19/2003**

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 78 – SDR-3054

**MINUTES – Continued:**

JOHN DARIN, Daly Architects, 3960 Howard Hughes Parkway, appeared on behalf of the applicant and agree to staff conditions. He accepted modification of Condition 8.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:20 – 12:23)

**4-3071**

**CONDITIONS:**

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Site development to comply with all applicable conditions of approval for Rezoning application Z-0020-97.
3. The Site Development Plan Review shall be reviewed in five (5) years.
4. Full landscaping improvements in compliance with the appropriate standards shall be installed if the parking lot is used beyond 5 years.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 78 – SDR-3054

**CONDITIONS – Continued:**

Public Works

8. A Petition of Vacation, such as VAC-3057, for the purpose of vacating Valerie Street in a manner acceptable to the Department of Public Works, must record prior to the issuance of permits for this site. If said vacation is not approved, a new Site Development Plan shall be submitted acknowledging Valerie Street within the boundaries of this site.
9. Dedicate or obtain dedication for the complete cul-de-sac bulb per Standard Drawing #212 or an offset cul-de-sac for Rose Street prior to recordation of an Order of Vacation for this site, unless an alternative plan to terminate Rose Street is accepted by the City Engineer.
10. Construct half-street improvements on Tonopah Drive and Rose Street, including the proposed cul-de-sac bulb on Rose Street to current City Standards adjacent to this site concurrent with development.
11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. Landscape and maintain all unimproved rights-of-way on Rose Street and Tonopah Drive adjacent to this site.
14. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to issuance of any permits for this site.
15. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003  
Planning and Development Department  
Item 78 – SDR-3054

**CONDITIONS – Continued:**

16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**

**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: ROBERT S. GENZER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ABEYANCE - DIR-2950 - CITY OF LAS VEGAS** - Election of a new Vice-Chairman to the Planning Commission.

P.C.: FINAL ACTION

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends NONE.

**BACKUP DOCUMENTATION:**

1. Location Map (Not Applicable)
2. Conditions For This Application (Not Applicable)
3. Staff Report (Not Applicable)

**MOTION:**

**TRUEDELL – APPROVED the appointment of COMMISSIONER TODD NIGRO as Vice Chairman to the Planning Commission – Motion carried with GOYNES voting No.**

**MINUTES:**

CHAIRMAN TRUEDELL recommended COMMISSIONER TODD NIGRO for the position of Vice Chairman to the Planning Commission.

COMMISSIONER GOYNES stated that he would not support the motion. He stated that he has been an elected official for 13 years, sitting on various boards and clarified that his objection is not directed to the person, but to the process. He stated that in the past, selection of the Chairman or the Vice Chairman was based on the terms that individuals served on a Board. That process has been consistent and applicable when he sat on the Board of Zoning Adjustment and likewise during the past three years with the Planning Board.

Based on his seniority with the Planning Commission, he felt that he would be the next person in line as previously dictated by past history and past practice. Being as this was not the case, with the latest selection, he disagreed with the process and felt slighted inasmuch as this would have been the very first time a representative from Ward 5 would have held the position of decision-making on the Board. He asked that hisP disapproval of the process be noted for the record.

(6:27 – 6:30)  
**1-687**



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003**

**CITIZENS PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

**MINUTES:**

TODD FARLOW, 240 North 19<sup>th</sup> Street, stated that the position of CHAIRMAN and VICE CHAIRMAN should be based upon seniority.

COMMISSIONER TRUESDELL responded that everyone is concerned with the selection of Vice Chairman and seniority; however he objected to the insinuation that an appointment is a reflection on any one ward and stated that it is unacceptable and an apology is in order.

(12:23 – 12:24)

**4-3210**

**MEETING ADJOURNED AT 12:24 A.M.**

Respectfully submitted:

---

DIANA DAVIS, DEPUTY CITY CLERK

---

KRISTENE HONZIK, DEPUTY CITY CLERK

*City of Las Vegas*

---

DEENY ARAUJO, DEPUTY CITY CLERK